



21a CHURCHGATE ST
Bury St. Edmunds | Suffolk





Beautiful light and airy open-plan living room with dual aspect windows and a plethora of exposed studwork including a central column that divides dining and lounge areas

21a CHURCHGATE ST

BURY ST. EDMUNDS | SUFFOLK

- Converted three-bedroom apartment, extended & modernised – only 25 mins commute of RAF Lakenheath & Mildenhall
- Impressive reception hall with former shop frontage, exposed red brick fireplace & large useful separate utility room
- Thoughtful modernised living spaces revolve around a large central inner lobby including open-plan dining / lounge area
- Vaulted sleek kitchen with bi-folding doors & full set of high-end appliances
- Coveted off-street allocated parking
- Central location within the historic heart of Bury St. Edmunds, town centre walking distance & A14 ease-of-access
- Principal bedroom of princely proportions with en-suite shower room & two further superior bedrooms served by a bathroom
- Unique roof terrace for all-important outdoor amenity with Cathedral Tower views
- **Blinds and curtains are fitted throughout**



Stylish town centre period apartment living with rooftop terrace, Cathedral views & off-street parking

Situated in one of the town's most important and historic streets, this three-bedroom apartment occupies a L-shaped former house and shop with accommodation arranged over three levels and wraps around Churchgate Street and Hatter Street. The property has been extensively converted and remodelled behind the scenes by the current landlord, with completely modernised electric and plumbing systems – lighting plays an important role in the design of the various spaces as well as a paired back approach to decorating to showcase the wealth of original period features. Of particular note is its hidden serene roof terrace and bi-folding doors to a stylish contemporary vaulted kitchen, the large open-plan dual aspect living room, imposing reception hall with exposed brick fireplace and adjoining useful large separate utility room, cavernous attic rooms cleverly divided into two bedrooms served by a vaulted bathroom, principal bedroom suite of princely proportions with shower room – all of which revolve around a large central inner lobby.

In addition to Zone D permit parking, there is a much-coveted off-street allocated parking space. The unique roof terrace with its uninterrupted vista of the Cathedral framed by charming townscape period roof tops provides the ideal decked and illuminated dining / seating area.

21a Churchgate Street is conveniently located within the historic Cathedral town of Bury St. Edmunds and is situated in arguably one of the most desirable residential enclaves and conservation areas (the medieval Norman Grid formed by intersecting Churchgate, Guildhall & Westgate streets). The bars, restaurants and independent boutique shops of Abbeygate Street and the Market Square are nearby. As is the independent cinema and rare surviving regency Theatre Royal both within walking distance. Excellent A14 access is afforded by Westgate Street via Southgate Street. Refer to our Situation page to discover more.

ACCOMMODATION

WITH APPROXIMATE MEASUREMENTS

21a Churchgate Street displays a host of attractive period features well-blended with modern comforts and since its conversion by esteemed local developer- Mothersole Builders - benefits from comprehensive updating the highest of standards. Accommodation measures approximately 1993 ft² (185.2 m²) and will suit a broad range of tenants, including young professionals or visiting USAF personnel - all who seek the convenience of town centre living, off-street allocated secure parking in addition to permit parking and all-important outdoor amenity with its unique roof terrace.

Ground Floor

RECEPTION HALL 15'9" x 15'5" (4.79m x 4.70m)

A red panelled door with intercom system opens into an imposing spacious and inviting Reception Hall. The feature of the space is its large exposed red brick fireplace. Wall to wall fenestration of the converted former shop frontage is fitted with privacy blinds. Engineered oak effect wood floors. Stairs rising to first floor with storage cupboard beneath. Door to:

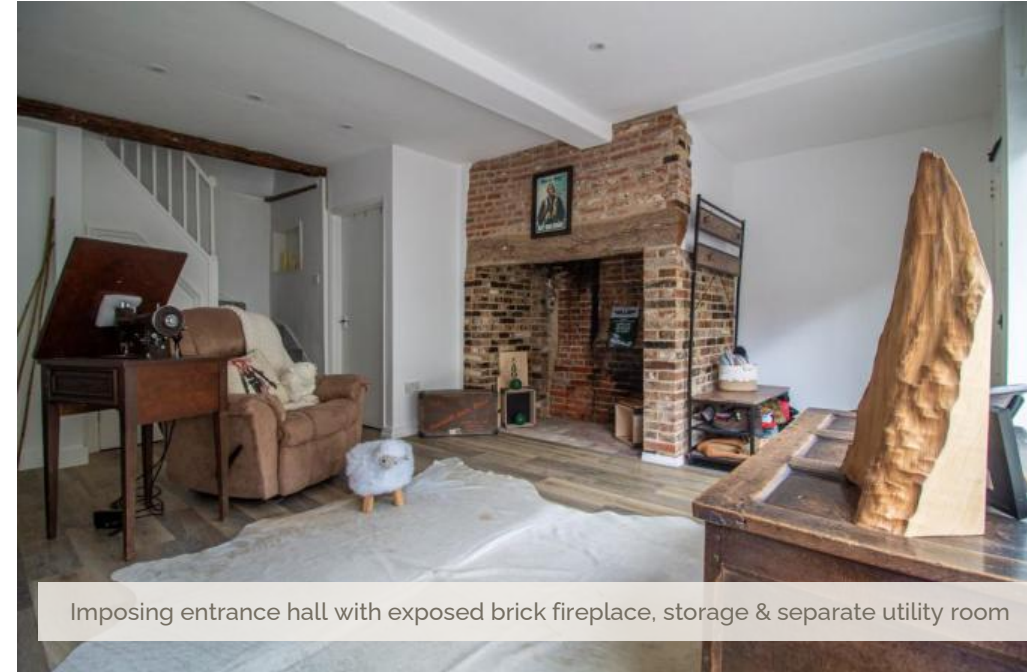
UTILITY ROOM

Large utility room with useful counter top and stainless steel sink and drainer with mixer tap and space and plumbing below for dryer, washing machine and fridge/freezer. Engineered oak effect floor. Recessed lighting.

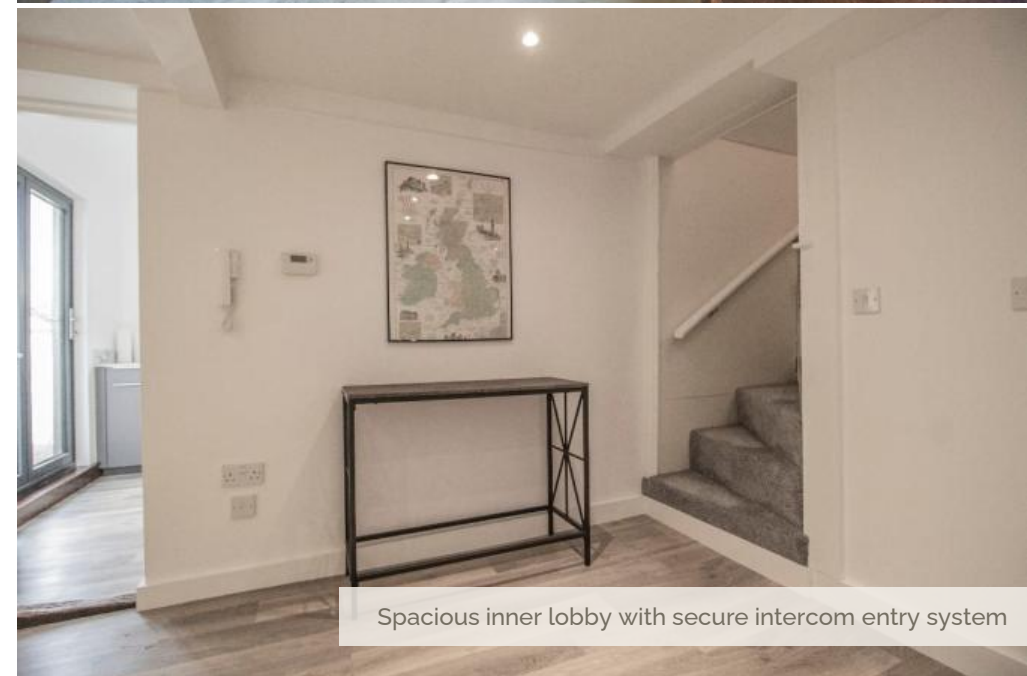
First Floor

INNER LOBBY

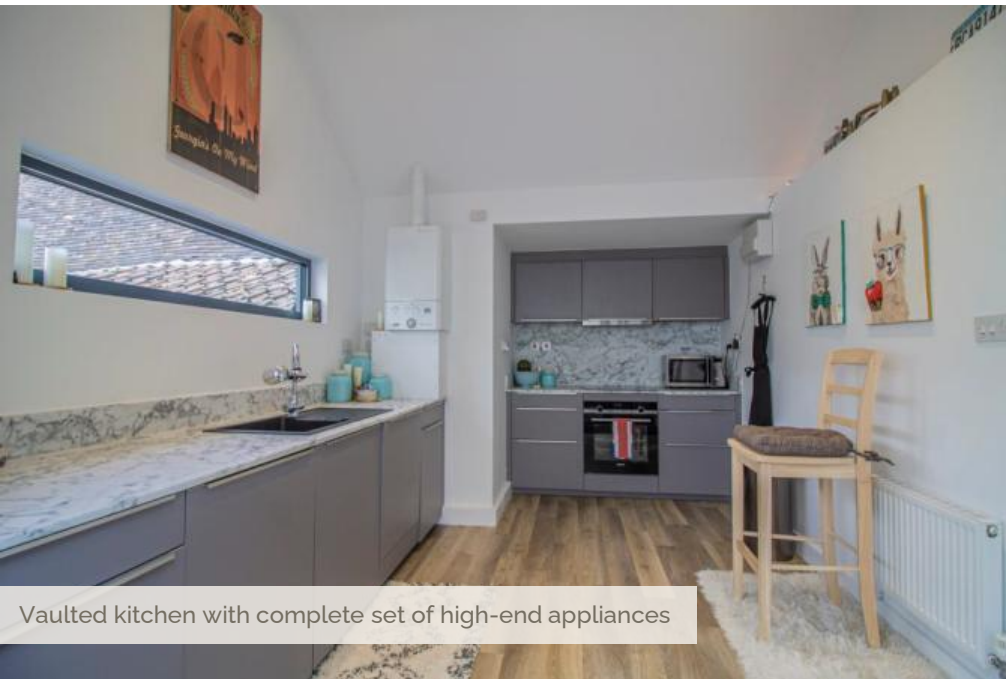
All the principal accommodation revolves around a large central lobby area. Intercom receiver. Three-way recessed lighting controls. Thermostat. Stairs to second floor. Doors to:



Imposing entrance hall with exposed brick fireplace, storage & separate utility room



Spacious inner lobby with secure intercom entry system



Vaulted kitchen with complete set of high-end appliances

First Floor (cont'd)

KITCHEN 13'9" x 9'5" (4.20m x 2.88m)

A stylish remodelled vaulted kitchen fitted with a range of wall mounted and base cabinetry in matt grey. Marble work surfaces and matching splashbacks wraparound a *Franke* sink, drainer and mixer tap. A sleek elongated contemporary window brings in east-facing sunlight and rooftop views. A complete range of high end built-in appliances include oven, hob, extractor fan and dishwasher - all by *Siemens*. Below counter fridge/freezer. Engineered oak effect wood floors. Recessed lighting. Wall-mounted combi-boiler. Zinc bi-folding doors slide back to reveal:

ROOF TERRACE

With wood decking, wood balustrades incorporating translucent glazed panels. The perfect spot to breakfast with its east/south-facing morning sun and an uninterrupted vista of the Cathedral tower framed by the charming townscape roof tops. Illuminated for evening *al fresco*.

OPEN-PLAN LOUNGE / DINING AREA 26'10" x 15'9" (8.17m x 4.79m)

A further impressive space with its three sash windows fitted with curtains provides south and west dual aspect light. The wealth of period timbers – mix of exposed stud work and beams – and a central column serve to divide the living room into dining and lounge areas. An alcove fashioned as a bar area by the previous tenant draws the eye alongside a further exposed red brick fireplace with wood lintel. TV point. Recessed lighting.



Dining area within the open-plan principal living space

First Floor (cont'd)

PRINCIPAL BEDROOM SUITE 22'9" x 11'6" (6.94m x 3.50m)

With its princely proportions and exposed timbers, two sash windows bask the space in west-facing sunlight. Plenty of opportunity for ample wardrobe storage. Recessed lighting. Door to:

EN-SUITE SHOWER ROOM

With a window to rear aspect and view of the Cathedral, the well-appointed suite comprises corner shower cubicle with glazed screen and shower attachment, pedestal basin with mixer tap with vanity unit below and wc. Clad in floor to ceiling marble tiles. Heated towel radiator. Extractor fan. Mirror with light and shaver point. Engineered oak effect wood floor. Recessed lighting. A separate door leads to the inner lobby.

Second Floor

LANDING

Landing area with window, eaves storage. Storage cupboard. Exposed timbers. Recessed lighting.

BEDROOM TWO 26'7" x 10'6" (8.10m x 3.20m)

Dual aspect with three sash windows and plenty of lofty appeal is one of the superior attic bedroom spaces.

BEDROOM THREE 13'7" x 9'9" (4.14m x 2.96m)

As before with single sash window.

BATHROOM

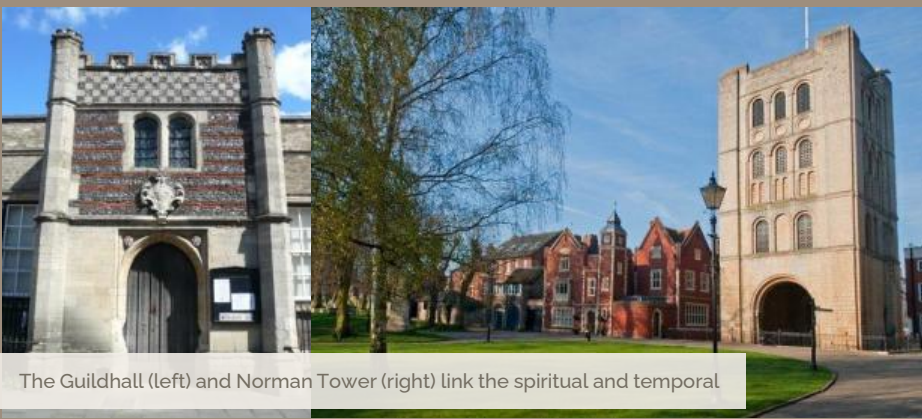
With expanse of floor to ceiling tiles and skylight with Cathedral view. Exposed beams. The sumptuous suite comprises a panelled bath, wall-mounted basin with mixer tap and wc. Retractable swivel mirror. Extractor fan. Heated towel rail. Engineered oak wood effect floors.



Principal bedroom suite of princely proportions



Well-appointed en-suite shower room with Cathedral views



The Guildhall (left) and Norman Tower (right) link the spiritual and temporal

PROVENANCE

Historically and architecturally this is one of the most significant streets in the town. The street is set out on an axis with the Norman Tower and the central entrance to the Abbey Church and would have formed the formal ceremonial route between the Abbey and the Guildhall, the link between the spiritual and the temporal. It still remains the location of some of the town's most important historic buildings with structures dating back to the 13th century.

21a Churchgate Street was formerly a house and shop. Until its recent conversion, a hardware store 'Tools and Things' occupied the premises. Largely 17th century in design with an earlier timber-frame core and later additions, including the most recent stunning zinc clad extension by period homes specialists – Mothersole Builders – who have sensitively remodelled all interior spaces.

ROOF TERRACE & OFF-STREET PARKING

Enviably off-street parking to an allocated space. This is in addition to a Zone D parking permit. The roof terrace is a particular highlight providing outdoor space for breakfasting in the east facing sun and *al fresco* dining in the evening with its illuminated decked seating area.

Tenants can enjoy the award-winning Abbey Gardens with its parkland setting and newly laid tennis courts – all only a very short walk from the property.





Unique roof terrace with uninterrupted vista of the Cathedral Millennium Tower and bi-folding doors to the newly fashioned vaulted kitchen forming part of the zinc clad extension



Nearby amenities: red heather in Cavenham Heath Nature Reserve (left); 7 acre Wyken Vineyard and Leaping Hare restaurant (top right); majestic National Trust Ickworth House and Park (bottom right); oldest surviving Regency playhouse in England, Bury St. Edmunds (centre)



DISCOVER SUFFOLK

Bury St. Edmunds is an extremely attractive and prosperous market town located in the heart of Suffolk. The A14 gives fast access to the east coast ports, Ipswich, Cambridge, the Midlands and to Stansted and Cambridge Airports, as well as London via the M11. The Arc is the town's latest, modern retail outlet and is a popular shopping destination. All major food stores are well-represented, including Waitrose. There is a twice-weekly open-market in addition to a variety of eateries, attractions and places to stay. The Millennium Tower that crowns St. Edmundsbury Cathedral is the landmark. There is plenty on offer to keep families entertained. The Apex Arts Centre is a state-of-the-art live entertainment venue which hosts exhibitions and events. Watch a great performance at the Theatre Royal – the only surviving Regency playhouse in England. Other amenities include a range of health clubs, swimming pools and leisure facilities. Bury St. Edmunds has a real sense of community and is a truly friendly town. Ideally placed to offer a fantastic lifestyle to visiting forces based at RAF Lakenheath and RAF Mildenhall.

Horseracing is at neighbouring Newmarket, a number of interesting golf courses nearby, sailing and water sports on the River Orwell and an outstanding 50 mile (80 km) heritage coastline and an Area of Outstanding Natural Beauty encompassing Aldeburgh and Southwold.

SITUATION



Angel Hill town centre (walk) 1 min
Bury St. Edmunds (A14) 1 mile
A11 (M11) 20 (30) miles
Newmarket 18 miles
Ipswich 25 miles
Cambridge 28 miles



Suffolk Heritage Coast
Aldeburgh
(1 hr / 44 miles)



From Bury St. Edmunds
London Kings Cross
(97 mins)
From Cambridge
London Liverpool Street
(129 mins)
Cambridge
(57 mins)



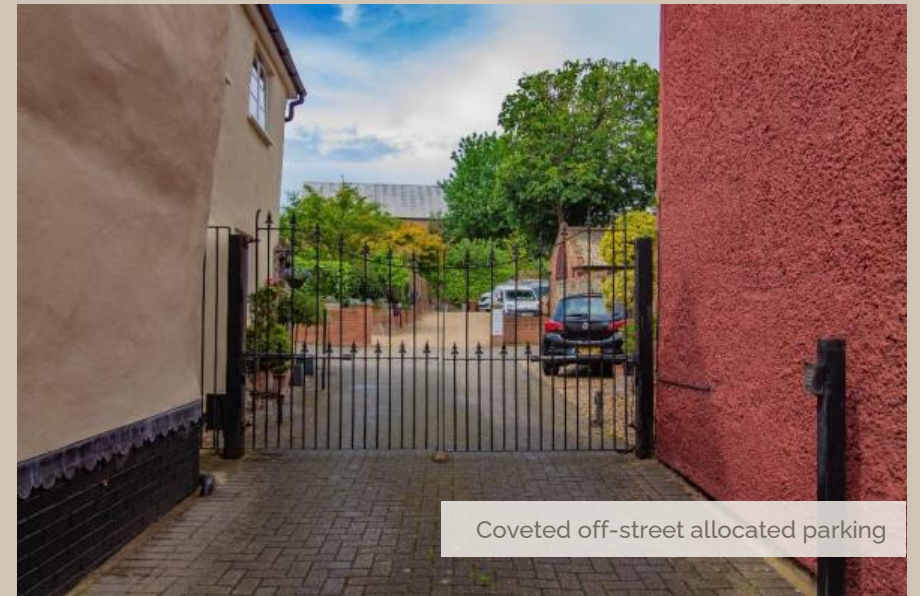
London Stansted Airport
(1 hr / 40 miles)
Heathrow Airport
(2 hrs / 95 miles)



There is a wide choice of excellent schooling, both Private and State, within the area.
Private includes: Culford School (1-19); South Lee School (2-13).
State includes: Guildhall Feoffment Primary School (5-11); King Edward VI School (11-18).
University of Suffolk at West Suffolk College - Further Education.



Large separate utility/laundry room with useful work surface



Coveted off-street allocated parking

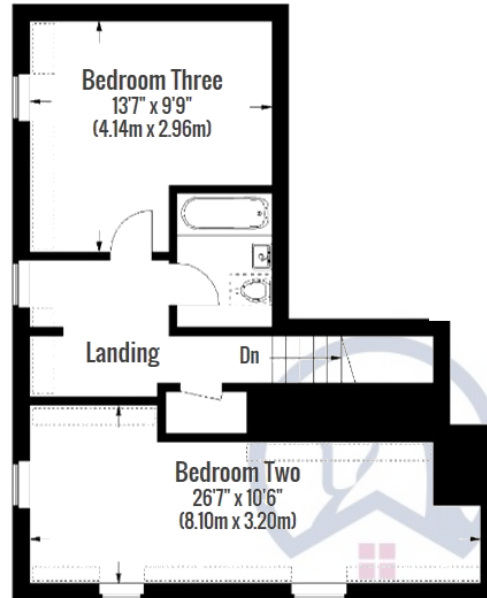
FLOORPLAN

APPROXIMATE GROSS INTERNAL AREA

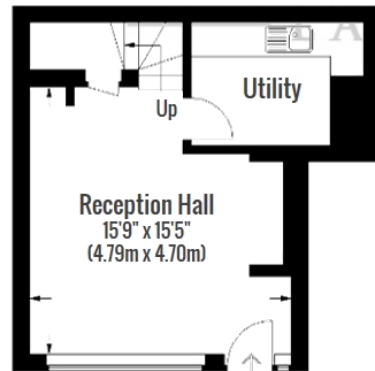
= 1993 ft² (185.2 m²)






This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

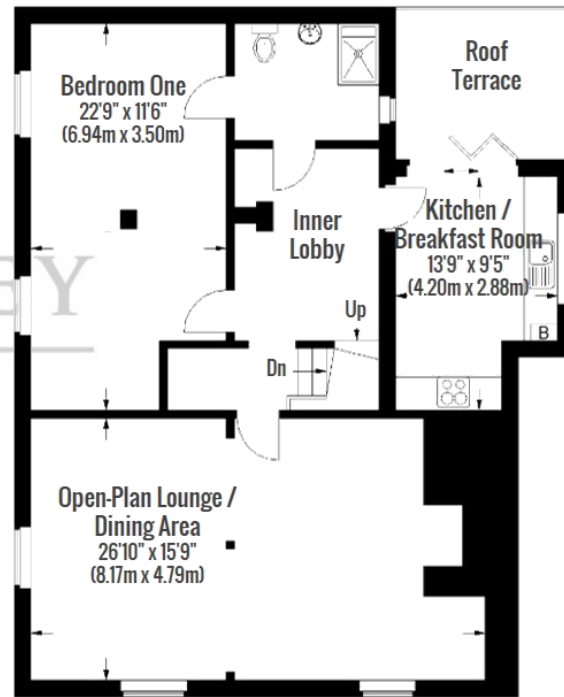


Third Floor

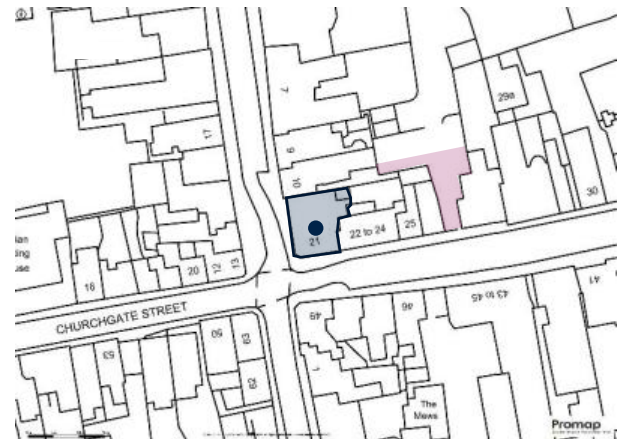
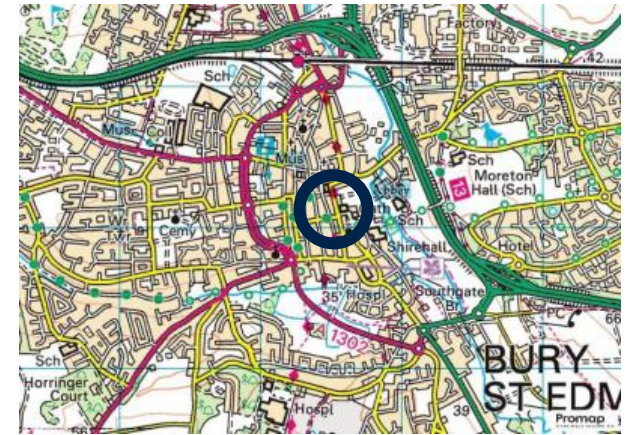


Second Floor

-  Denotes = apartment and roof terrace
-  Denotes = gated off-street parking area
-  Denotes = restricted head height



First Floor



GENERAL INFORMATION

TENURE

Property is available to rent from **17 June 2024**.

SERVICES

Mains water, drainage, gas-fired central heating.

LOCAL AUTHORITY

West Suffolk Council (01284 763 233)

Tax band B – £1,622.75 (2024/25) *NB Charge exempt for visiting USAF.*

VIEWING ARRANGEMENTS

Strictly by prior appointment through the landlord's sole agent: Whatley Lane. If there is anything of particular importance, please contact us to discuss in advance of the viewing.

DIRECTIONS (IP33 1RG):

From London/Cambridge/Newmarket (by car) leave the M11 at junction 9 and take the A11 towards Newmarket. Continue on the A14 towards Bury St. Edmunds. Exit the A14 at Junction 43, signposted 'Bury St. Edmunds Central'. Take the A1101 towards the town centre and take the first exit at the roundabout into Northgate street. Continue along until reaching the traffic lights at the end of Northgate street, then turn right into Mustow Street heading towards Angel Hill. Continue along passing The Angel Hotel on your right and before reaching the Norman Tower on your left, turn immediately right into Churchgate Street and 21a Churchgate Street can be found 70 metres and gated parking 50 metres on the right hand side.

From the town centre (on foot) leave the Market Square, proceed down Abbeygate Street, then turn right into Hatter Street, passing the independent cinema on your left and 21a Churchgate Street is on the corner of then junction with Churchgate Street.



Front streetscape scene with iconic Norman Tower



Bury St. Edmunds

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www.countrylife.co.uk

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