



CANNON STREET

Bury St. Edmunds | Suffolk





The open-plan living arrangement enjoys a double aspect sitting room space awash with natural light to include a corner window

CANNON STREET

BURY ST EDMUNDS | SUFFOLK

- Three-bedroom period townhouse with 13th century origins & sympathetically restored
- Open-plan living divided into various spaces
- Two vaulted bedrooms & lofty principal bedroom – fitted with wardrobes
- Walled courtyard garden with useful separate gated access
- *Good news: no onward chain!*
- Well located for historic Bury St. Edmunds town centre convenience & A14 access
- Country kitchen with handmade cabinetry, full range of appliances & pantry
- Snug with attractive exposed brick fireplace & wood burning stove
- Refined bathroom suite with underfloor heating



UNIQUE TOWNHOUSE OF HISTORICAL IMPORTANCE WITH PRIVATE COURTYARD GARDEN, OPEN-PLAN LIVING, PLENTY OF NOOKS & LOOKS

This three-bedroom end-of-terrace period townhouse is situated in a favoured residential area and is a stone's throw from all town centre amenities. The property has been sensitively renovated over the years and more recently operating as a thriving Air BnB by the current owners with its vibrant interior colour scheme – paints by Little Greene. There is an appealing flow to the property from the separate entrance hall leading to the open-plan living space, divided into sitting room, snug and study areas, continues through to the country kitchen with its large pantry. The first floor boasts ceiling heights with two vaulted connecting bedrooms and an impressive lofty principal bedroom – two of which are fitted with wardrobe storage. The bathroom has been thoughtfully configured.

The walled courtyard garden provides a good degree of privacy and benefits from separate gated secure access for motorcycle/bicycle access.

Cannon Street is one of five areas of distinct character within the Conservation area that forms part of the Victorian expansion of the town in the direction of Bury St. Edmunds railway station (built in 1846) and is situated in arguably one of the most desirable residential enclaves (a golden triangle formed by intersecting Well Street, Garland Street & Orchard Street). Nearby Northgate Street and vibrant St. John's Street – with its eclectic range of independent shopping boutiques – provide excellent A14 access. The bars and restaurants of Abbeygate Street and the Market Square are all in walking distance as is the neighbouring Michelin star restaurant Pea Porridge.

ACCOMMODATION

WITH APPROXIMATE MEASUREMENTS

'Pease Porridge Cottage' displays a wealth of period features and much earlier roots that date back to the 13th century. The light, spacious and uplifting interiors measure approximately TBC ft² (TBC m²).

Ground Floor

ENTRANCE HALL

A bright and welcoming entrance hall with a partially glazed internal panelled door and window provides useful hanging space with a storage cupboard beneath that doubles as a bench seat and acts as a buffer from the elements while making the most of borrowed light elsewhere. Coir mat. Radiator.

OPEN-PLAN SITTING ROOM 10'3" x 12'8" (3.12m x 3.86m)

The large sitting room is part of a later extension and is awash with natural light from its unusual curved fenestration and a further sash window with secondary glazing. TV & Phone point. Carpeted. Radiator. Opening to:

OPEN-PLAN SNUG / RECEPTION HALL 19'5" x 10'11" (5.94m x 3.35m)

A delightful area in which to welcome guests. Exhibiting features that date as far back as the 13th century, there is a wealth of period features to include an array of beautiful exposed ceiling timbers. The focal point is an attractive red brick fireplace with tiled hearth surmounted by a wood burning stove. Mix of picture and wall lighting points. Solid oak floors. Radiator.

KITCHEN / BREAKFAST ROOM 9'9" x 18'1" (2.97m x 5.51m)

A delightful space which enjoys courtyard garden views and with its stable-style door providing access to the courtyard garden. The pared back country kitchen with retro fittings benefits from a separate pantry. Full range of appliances include a stainless steel *Belling* range cooker with seven burners, two ovens, grill and plate warmer with stainless steel backsplash, dishwasher, fridge/freezer and washing machine. Handmade cabinetry has wood preparation surfaces with *Belfast* sink and mixer tap, in varying shades of blush pink and green brought together by the mosaic backsplash. Mix of dimmable recessed and spot lighting.



Enchanting snug and reception hall with magnificent ceiling timbers



Kitchen with stable-style door to courtyard and separate pantry



Impressive lofty principal bedroom

First Floor

LANDING

A decorative landing area covered in Laura Ashley wallpaper is complemented by period ecclesiastical-style woodwork detailing. Doors to:

BEDROOM ONE 8'8" x 12'8" (2.64m x 3.86m)

An impressive lofty and airy principal bedroom with sash window and secondary glazing to front aspect. Wall-to-wall wardrobe system of compartmentalised storage and hanging rails. Fitted with a basin and mixer tap. Exposed painted solid wood floors. Radiator.

BEDROOM TWO 9'7" x 10'4" (2.92m x 3.15m)

A large vaulted guest bedroom with sash window over courtyard garden aspect is accessible via Bedroom Three. Storage niche for display purposes. Radiator.

BEDROOM THREE 6'3" x 10'0" (1.91m x 3.05m)

A further vaulted bedroom with sash window overlooking the courtyard garden. Benefit of fitted double wardrobe. Radiator.

FAMILY BATHROOM

The stripped pine period door opens to reveal a refined bathroom covered entirely in Moroccan-style tiling and floor tiles. The suite comprises wall-mounted basin with mixer tap, fixed rain shower with separate attachment, bath and wc. Dimmable recessed lighting and various custom storage alcoves. Privacy glazed sash window to side aspect fitted with blind. heated towel and underfloor heating.



Bedroom Two with vaulted ceiling



COURTYARD GARDEN

A beautiful secluded walled courtyard garden oasis within this sought after residential enclave and with the additional benefit of separate gated street access; ideal for secure motorcycle / bicycle storage. The space has been curated to include a raised tiled Mediterranean-style dining area. Multiple external power points. Outdoor tap.

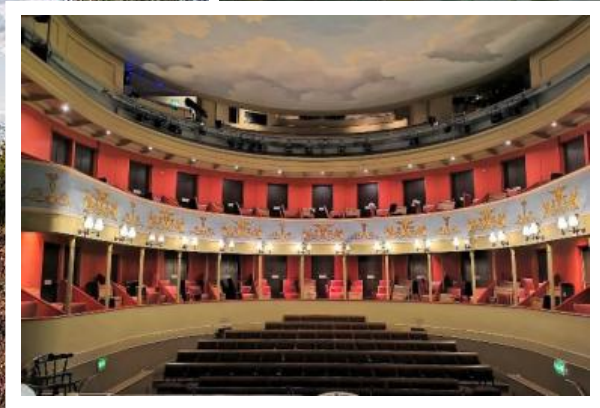
Residents' permit parking is available.

PROVENANCE

'Pease Porridge Cottage' is visible in the Warren Map of 1776 (pictured above) and is clearly one of very few dwellings in the northeastern part of Bury St. Edmund. However, its architectural richness dates back much earlier with some aspects of the building relating to that of a 13th century aisled medieval hall house (as per the Grade II listing notes) and having since been divided into three cottages: nos. 37-39. This makes it one of the earliest dwellings in the 1200s on this side of town and outside of the medieval grid prior to the dissolution of the Benedictine monastery. While it is unclear as to the use and significance surrounding the property's earliest roots, it has been thought to have once been a meeting house around the 1600s.

Note: 'Pease Porridge Green'; pease is Middle English for peas.





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.

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



(A14)
Newmarket 18 miles
Ipswich 25 miles
Cambridge 28 miles



Suffolk Heritage Coast
Aldeburgh
(1 hr / 43 miles)



From Bury St. Edmunds
London Kings Cross
(126 mins)
London Liverpool Street
(115 mins)
Cambridge
(44 mins)



London Stansted Airport
(50 min / 40 miles)
Heathrow Airport
(2hrs / 100 miles)



There is a wide choice of excellent schooling, both Private and State, within the area.
Private includes: South Lee School (2-13); Culford School (1-19).
State includes: St Edmundsbury CEVAP Primary School (5-11); King Edward VI CEVC Upper School (11-16).
University of Suffolk at West Suffolk College - Further Education.



Country kitchen fitted with retro cabinetry and full appliances



Courtyard with double doors provides motorcycle / bicycle access

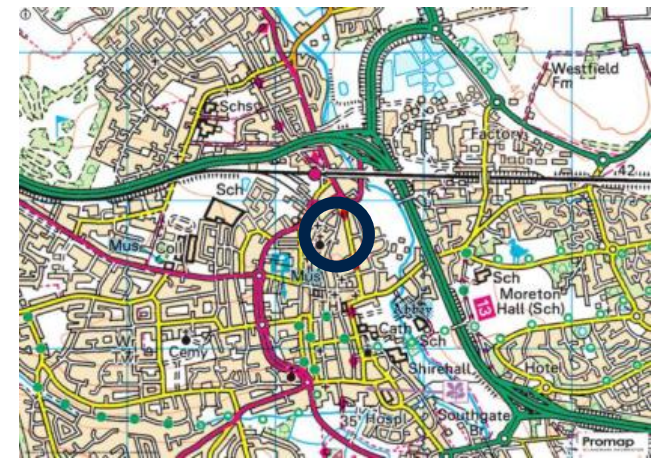
FLOORPLAN

Approximate Gross Internal Area
= XYZ ft² (XYZ m²)



AWAITING FLOORPLAN

*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.*



GENERAL INFORMATION

TENURE

The property is offered for sale FREEHOLD by private treaty with vacant possession upon completion.

SERVICES

Mains water, drainage and electricity are connected. Gas-fired central heating. NOTE: none of the services have been tested by the agent.

LOCAL AUTHORITY

West Suffolk Council (01284 763 233).
Tax Band B – £1,550.43 (2023/2024).

VIEWING ARRANGEMENTS

Strictly by prior appointment through the seller(s) sole agent: Whatley Lane. If there is anything of particular importance, please contact us to discuss, especially before journeying to view the property.

DIRECTIONS (IP33 1JR):

From London/Cambridge (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. After approximately 100 metres, turn right into the concealed one-way entrance of Cadney Lane. Continue along and then turn left into Cannon Street where 'Pease Porridge Cottage' can be found approximately 100 metres on the right-hand side across the way from the Michelin-starred restaurant: Pea Porridge.

From the town centre (on foot) leave the Market Square, proceed down St. John's Street and continue along passing the rows of boutique shops. At the intersection with the Church, turn into Church Lane where 'Pease Porridge Cottage' can be found approximately 200 metres on the left-hand side.



Plenty of nooks and looks



Bury St. Edmunds

1 Churchgate Street
Bury St. Edmunds IP33 1RL
+44 (0) 1284 765 256
bury@wlea.co.uk

Newmarket

13 High Street
Newmarket CB8 1RL
+44 (0) 1638 765 256
newmarket@wlea.co.uk

Notting Hill

Caxton Gate, 32 Caxton Rd
London W12 8AJ
+44 (0) 207 221 8838
nottinghill@wlea.co.uk

www.whatley-lane.co.uk

www.rightmove.co.uk

www.countrylife.co.uk

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