



# KARRELBROOK HOUSE

Northgate Street | Bury St. Edmunds | Suffolk







Beautiful large bay windows enjoy views over the private residents' garden and uninterrupted skyline

# KARRELBROOK HOUSE

NORTHGATE STREET | BURY ST EDMUNDS

- Two-bedroom first floor apartment within a grand Georgian period property with high ceilings & skyline views
- Dual entranceways to street frontage & rear gardens
- Off-street allocated parking via private membership at Farmer's Club & permit
- Well-appointed bathroom suite
- \*Good news: no onward chain!\*
- Ideal location, exceptional town centre convenience within historic Bury St. Edmunds & A14 access
- Charming private residents' garden with specimen trees & *al fresco* dining area
- Basement storage area & all windows fitted with curtains
- Fully fitted kitchen with all appliances



## Stately two-bedroom prime town centre apartment with parking, residents' garden & skyline views

This graceful two-bedroom apartment forms part of the conversion of a stately Georgian period property, which dates to the early 1500s in parts, and is positioned on the top floor. Situated in a prime residential street, this apartment is peacefully located at the rear of the imposing building with garden and uninterrupted skyline views while offering generous living areas. The property retains a wealth of period features, including exceptionally high ceilings (3.1 metres), large sash windows and many other decorative details. Two double bedrooms – one with fitted wardrobes – served by a well-appointed bathroom suite. A particularly large inner hall doubles as a useful library/study area with fitted bookcase and two deep storage cupboards. The principal reception room provides a versatile open-plan living space. There is also basement storage allocated to the apartment in addition to an off-street parking space at the Farmer's Club via annual private membership with added perks and further permit parking.

A side gate leads to an illuminated pathway that provides access to a splendid private residents' garden situated to the rear, which is also accessible directly from the property. Laid mainly to lawn interspersed with specimen trees, there is a decked seating area for *al fresco* dining.

No.7 Karrelbrook House is conveniently located within the historic Cathedral town centre of Bury St. Edmunds and provides excellent A14 access from Northgate Street to Cambridge/M11/A1 and beyond. The bars, restaurants and independent boutiques of Abbeygate Street and the Market Square are nearby. Refer to our Situation page to discover Suffolk.



# ACCOMMODATION

## WITH APPROXIMATE MEASUREMENTS

No.7 Karrelbrook House displays a wealth of period features well-blended with modern comforts and benefits from recent updating to a good standard throughout. The flexible, stately accommodation and will suit a broad range of buyers – all who seek the convenience of town living with parking and a garden oasis.

### COMMUNAL ENTRANCE HALL

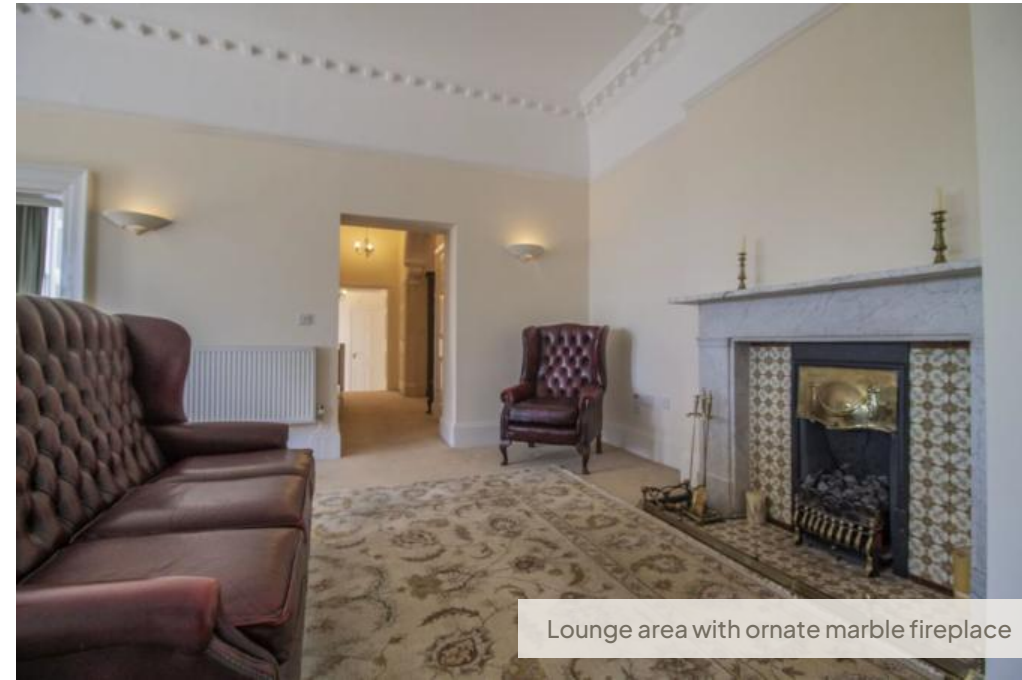
A stately entranceway leading from Northgate Street with four stone columns supporting a decorative stone entablature and Ionic pediment is approach by stone steps and opens into a welcoming residence lobby. Individual letter boxes for respective apartments. Secure entry code and phone system. A separate gateway provides side access to private residents' garden to the rear of the property.

### KITCHEN 9'9" x 6'8" (3.03m x 2.07m)

Extensively fitted with wood wall and base units beneath a solid worktop with a stainless steel sink and drainer with mixer tap, and task lighting above and tiled backsplash. All with integrated appliances including full height fridge/freezer, slimline dishwasher, washing machine, oven and combination oven/grill. A four ring electric hob with stainless steel extractor. Ceramic floor tiles. Recessed lighting.

### VESTIBULE 7'5" x 3'8" (2.29m x 1.17m)

A large useful vestibule with door to staircase and to garden beyond. Wall-mounted boiler.



Lounge area with ornate marble fireplace



Fitted kitchen with built-in appliances



**OPEN-PLAN DINING / SITTING ROOM 25'5" x 17'7" (7.77m x 5.40m)**

A grand elegant open-plan principal living area provides a magnificent and versatile space for entertaining with a large and highly ornate marble fireplace mantelpiece at one end and the breathtaking bay window at the other with its garden and uninterrupted skyline views while basking the space in natural light. Georgian period details flourish crowned by a deep dentilled cornice. TV / Sat & Cable / Phone points. Secure entry phone receiver. Two dimmable wall lights and a pair of pendants.

**LIBRARY / STUDY 15'93" x 7'3" (4.67m max x 2.23m)**

A large inner hall with decorative borders and architrave provides a library / study area with fitted bookcases and two deep storage cupboards either side. Mix of dimmable pendant and recessed lighting.

Inner hall Library / Study with built-in bookcase

**BEDROOM ONE 15'4" x 9'2" (4.68m x 2.79m)**

This spacious principal bedroom boasts a large 12-pane sash window offering garden views fitted with curtains. A cast-iron basket feature fireplace is a focal point. Fitted wardrobes. Dimmable pendant light.

**BATHROOM**

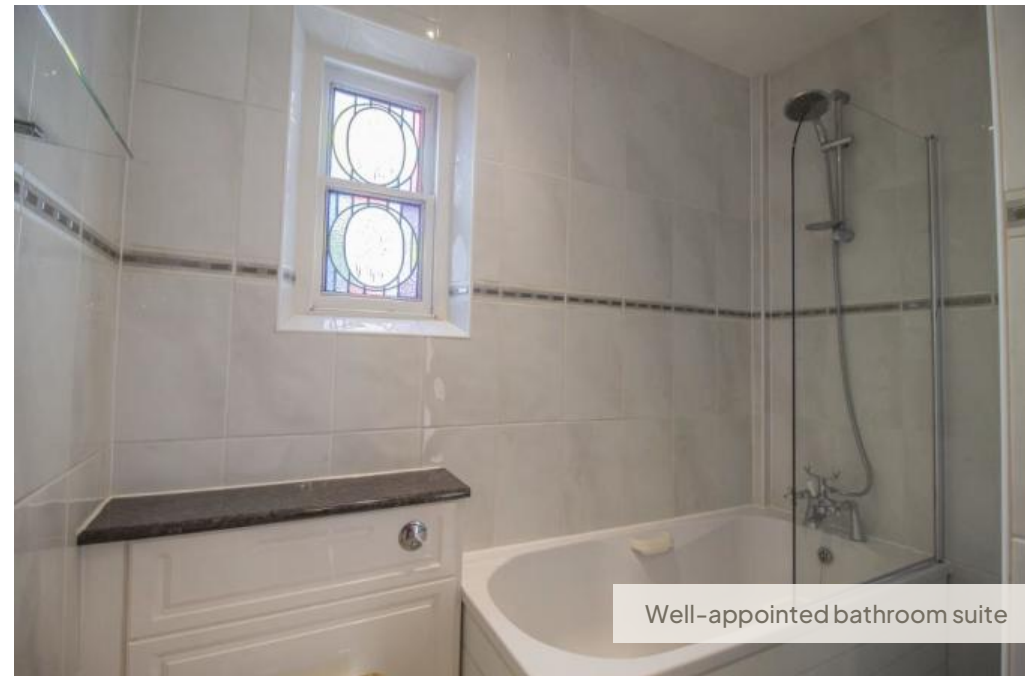
A well-appointed fully tiled bathroom suite, with delightful decorative stained glass window depicting snowdrops, comprises: panelled bath with shower attachment, wall-mounted basin with vanity, mixer tap and mirror, wc, heated towel rail, shaver point and extractor fan. Recessed lighting.

**BEDROOM TWO 11'2" x 7'2" (3.40m x 2.20m)**

Double bedroom with sash window to side aspect fitted with curtains. Phone point. Pendant light.



Large principal bedroom with sash window to garden views



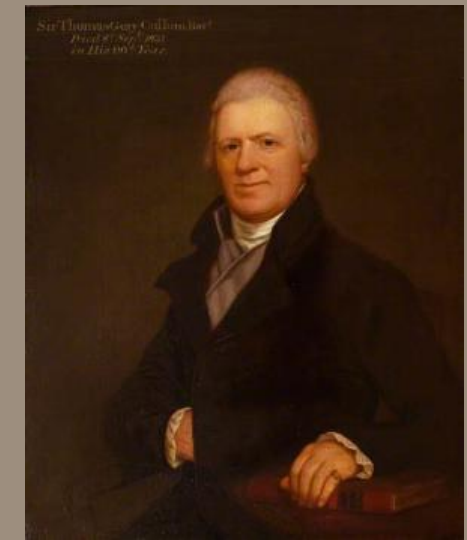
Well-appointed bathroom suite



## GARDENS, GROUNDS & ALLOCATED PARKING

A splendid private residents' garden creates a welcome oasis given its enviable town centre proximity and is accessible via a side gate with an illuminated pathway to the rear and directly via a rear entranceway from the property itself. Laid mainly to lawn with specimen trees interspersed and fully enclosed partially by brick and flint walls and closeboarded fencing.

Off-street allocated parking via private membership at Farmer's Club & permit and further parking permit available.



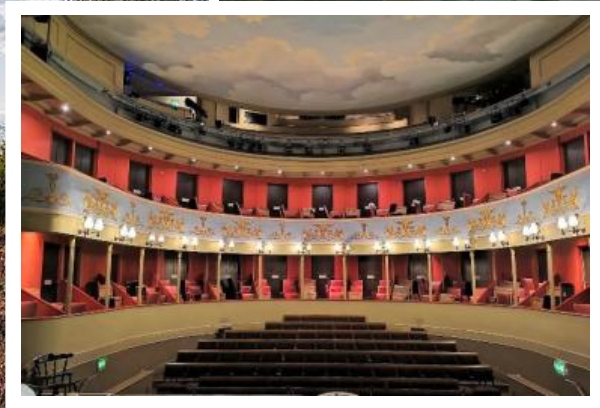
*'Sir John Cullum', 1800 by George Keith Ralph*

## PROVENANCE

"Karrelbrook House", or 118 Northgate Street, was once the consulting rooms of the eminent surgeon, Sir John Cullum (pictured above) FRS FRA FLS 7th Baronet (1731-1831). As well as his medical practice in Northgate Street, he was skilled in botany and natural history for which he gained a national reputation. The genus *Cullumia* was named in his honour. This is an obscure genus of 16 plants of the compositae, or daisy family, from southern Africa. He later became alderman of Bury St. Edmunds.

The property itself forms a pair of 16th century timber-framed townhouses later converted to one dwelling and with various 18th century and 19th century alterations.





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



Angel Hill town centre (walk)	2 mins
(A14)	1.2 miles
A11 (M11)	20 (30) miles
Newmarket	18 miles
Ipswich	25 miles
Cambridge	28 miles



*Suffolk Heritage Coast*  
Aldeburgh  
(65 mins / 19 miles)



*From Bury St. Edmunds*  
London Kings Cross  
(105 mins)  
London Liverpool Street  
(110 mins)  
Cambridge  
(50 mins)



*From Bury St. Edmunds*  
London Stansted Airport  
(1 hr / 40 miles)  
Cambridge International Airport  
(37 mins / 32 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: Guildhall Feoffment Primary School (5-11); King Edward VI School (11-18).  
University of Suffolk at West Suffolk College - Further Education.

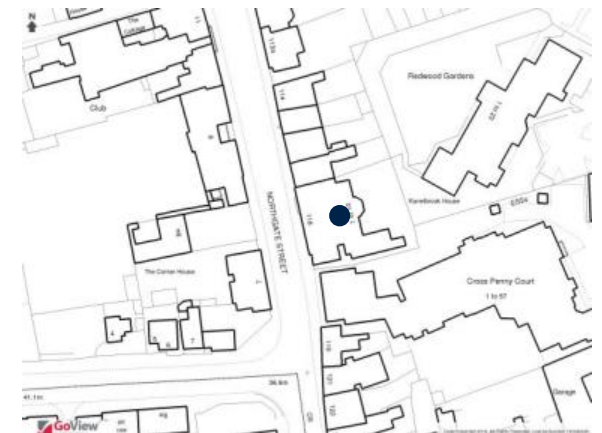
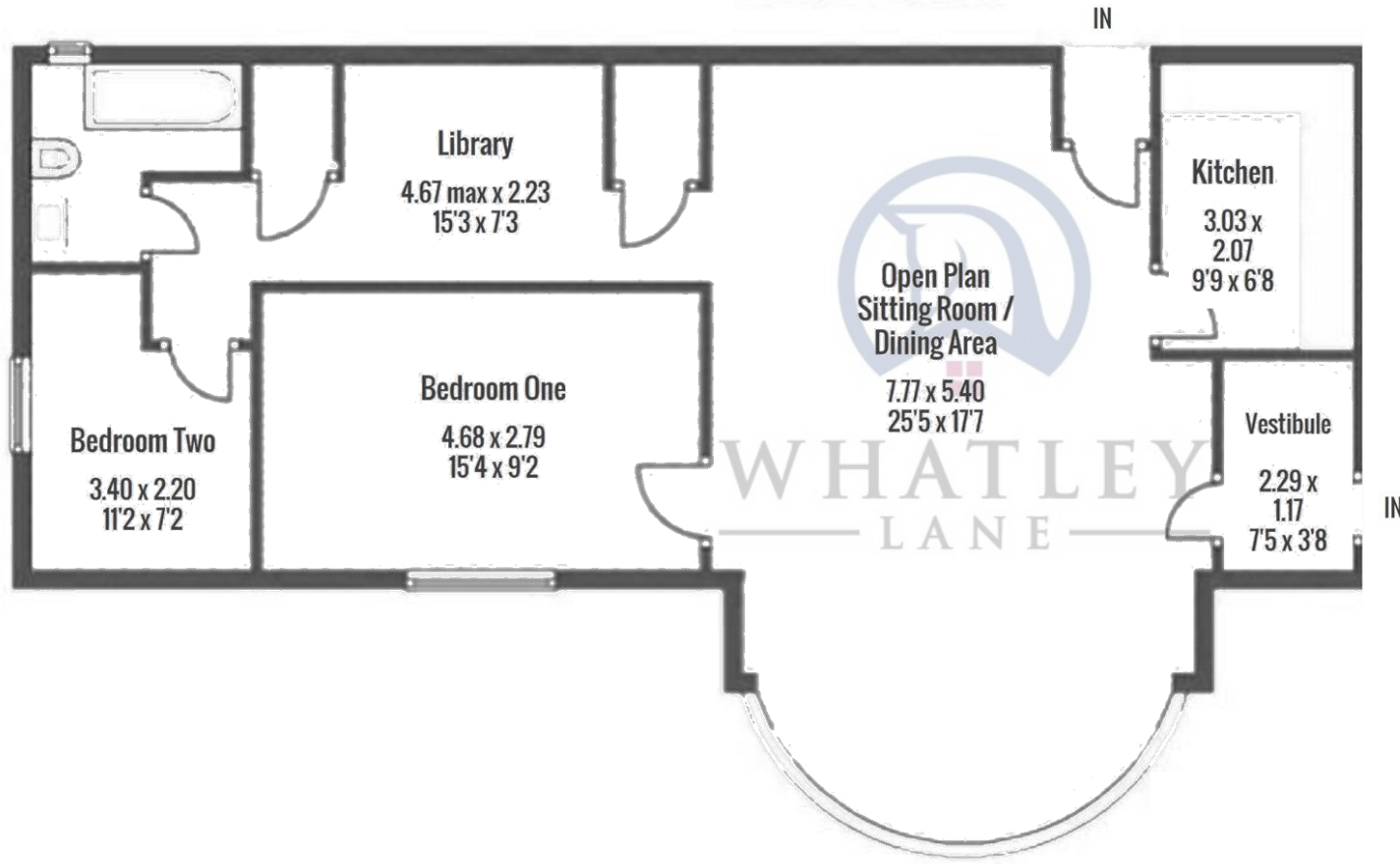


Communal gardens offer a residents' dining terrace



Illuminated pathway connects rear to front/side access

# 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 by private treaty on a leasehold basis with a remaining lease length of 108 years.

## SERVICES

Mains water, drainage and electricity are connected. Gas-fired central heating. NOTE: none of the services have been tested by the agent. Maintenance/Service Charge of £1,290 per annum to include buildings insurance, external decoration (full list available).

## LOCAL AUTHORITY

West Suffolk Council (01284763233)  
Band C – £1,854.57 (2024/2025).

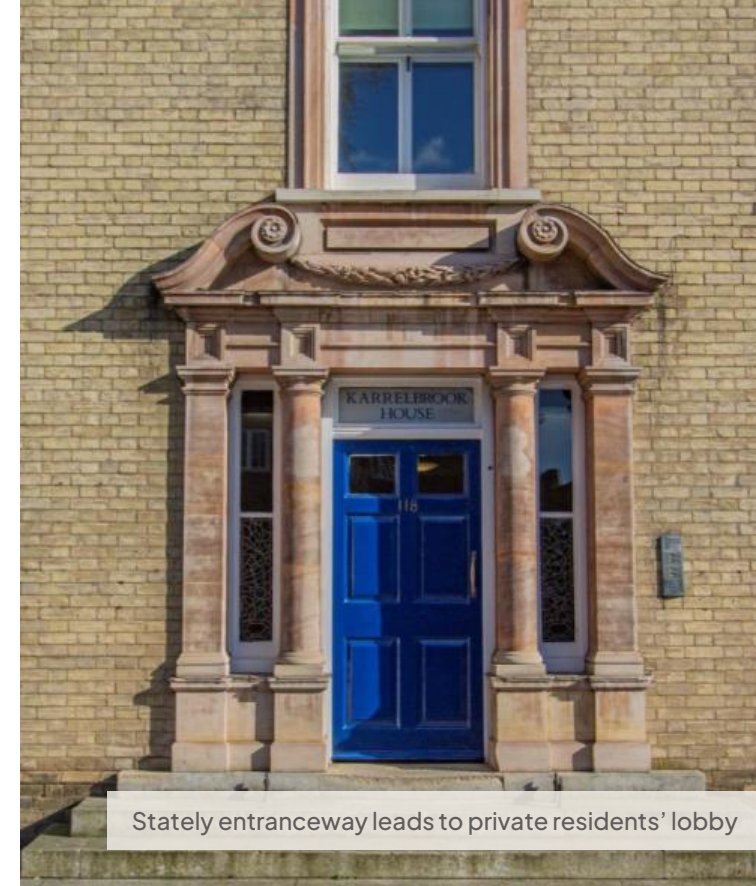
## VIEWING ARRANGEMENTS

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

## DIRECTIONS (IP33 1HQ):

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. Continue along and just before reaching the traffic lights at the end of Northgate street, No.7 Karrelbrook House can be found on the left hand side marked by our For Sale board.

From the town centre (on foot) leave the Market Square, proceed down Abbeygate Street, into Angel Hill, turn left into Northgate Street where the property is 30 metres on the right hand side.



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