



HAREWOOD HOUSE

Whiting Street | Bury St. Edmunds | Suffolk



HAREWOOD HOUSE

RM1 2JL Bury St Edmunds Suffolk

- Two-bedroom second floor apartment completely remodelled & designed to a high specification
- Private residents' lobby serviced by elevator and stairwell
- Sleek kitchen with full range of appliances, including washer-dryer
- Both bedrooms fitted with wardrobes
- Sumptuous bathroom suite
- Ideal location, exceptional town centre convenience within historic Bury St. Edmunds & A14 access
- Gated off-street parking space & further parking permit available
- Rooftop views towards the Cathedral & private residents' walled garden
- "Privacy blinds fitted throughout"



An elegant upper storey apartment with elevator, rooftop views, garden & gated off-street parking

Positioned on the second floor of award-winning reconstruction of a Georgian townhouse is this remarkably individual two-bedroom apartment, which has undergone a complete refurbishment by the current landlord. Accommodation includes an expansive double fronted sitting room with rooftop views towards the Cathedral, superior principal bedroom – both bedrooms fitted with wardrobes – and a sleek kitchen with full range of appliances in addition to a sumptuous bathroom suite. There is an abundance of additional storage cupboards.

While the apartment has the benefit of a recent thorough refurbishment, the building as a whole has been redeveloped from the ground up while in-keeping with its historic street scene and early 19th century core. A 'Bury St. Edmunds Society Award' placard on the exterior façade bears testament to the meticulous level of attention to detail behind the scenes that include the Gothic-style fanlights, Georgian columns, Flemish bond white bricks and sash windows with stone surrounds.

A private residents' lobby with elevator access servicing the upper floors and secure intercom system, opens up to a beautiful large brick and flint walled garden to the rear with terraced seating area. There is the highly coveted asset of a gated off-street parking space in addition to permit parking.

Harewood House is conveniently located within the historic Cathedral town centre of Bury St. Edmunds and provides excellent A14 access. The bars and restaurants of Abbeygate Street are nearby. Refer to our Situation page to discover Suffolk.

ACCOMMODATION

WITH APPROXIMATE MEASUREMENTS

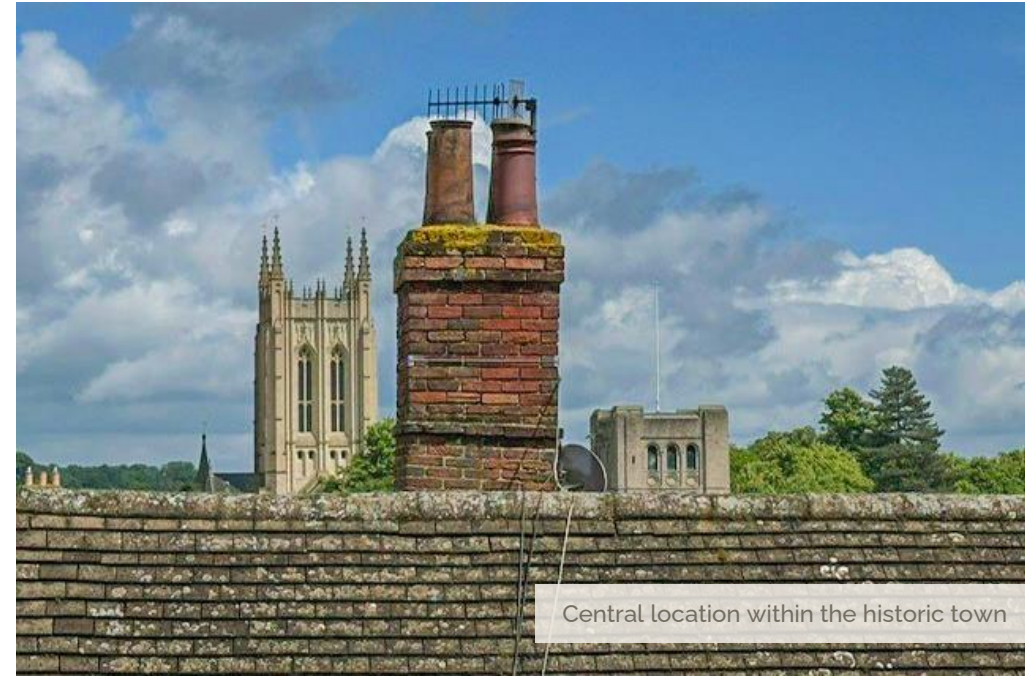
Harewood House displays extremely well-considered features for the enjoyment of tenants following comprehensive remodelling to a high standard. The versatile, well-configured accommodation measures approximately 893 ft² (83 m²) and will suit a broad range of tenants, whether visiting USAF members, downsizers and/or young professionals.

COMMUNAL ENTRANCE HALL LOBBY

An elegant entranceway framed by a pair of columns opens into the residents' lobby with elevator access and staircase to upper storeys. A further door to the rear opens to a wonderful large brick and flint walled garden oasis. Secure door intercom system.

APARTMENT ENTRANCE LOBBY & RECEPTION HALL

Door opening to a long and wide welcoming reception hall with various storage and vestibule. Intercom receiver. Doors to:



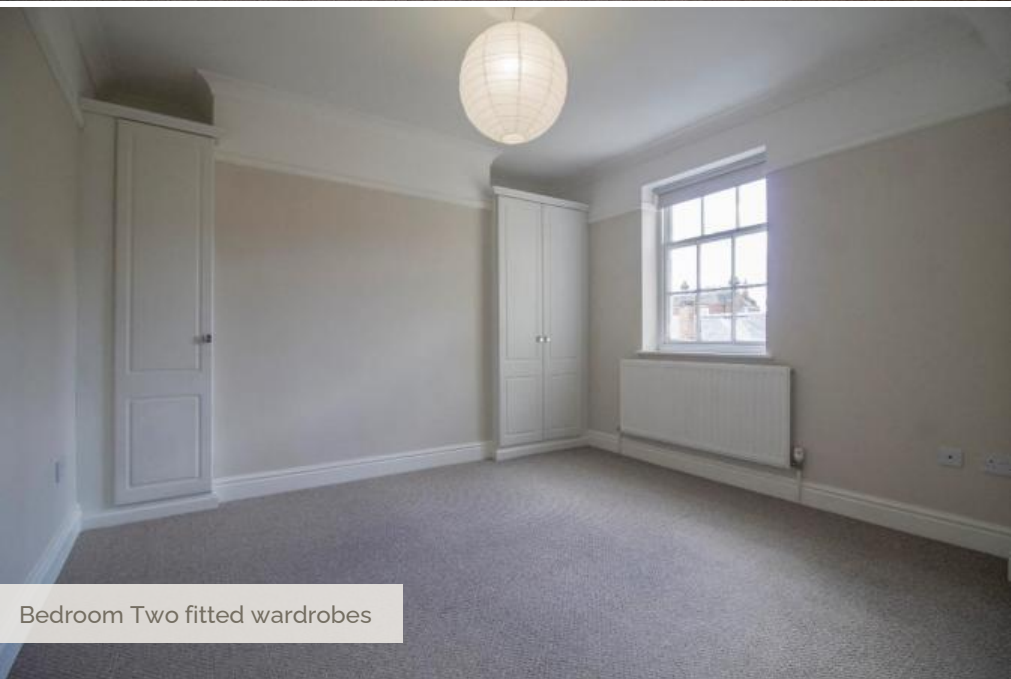
Central location within the historic town



Sleek kitchen with full range of appliances



Living room with electric fireplace & bespoke cabinetry



Bedroom Two fitted wardrobes

KITCHEN 19'2" x 13'8" (5.84m x 4.17m)

The sleek kitchen enjoys west-facing garden views to the rear. A meticulously designed space extensively fitted with off-white wall and base units beneath dark marbled worktops with a one and a half stainless steel sink inset with mixer tap, and task lighting above. Integrated appliances include *Kenwood* range cooker with dual oven/grill and five ring gas burner with stainless steel extractor, full-size dishwasher, washer/dryer, below counter refrigerator and separate freezer. Tiled floor. Further extractor fan.

SITTING ROOM 10'5" x 7'4" (3.18m x 2.24m)

A spectacular double fronted living space with far-reaching rooftop views towards the Cathedral and Norman Tower. An arched storage niche and fitted cabinetry with an ornate mantelpiece frame the electric fireplace. Three-way dimmable accent lighting with a mix of pendant and wall lights. Media and phone points. Sash windows fitted with wood slatted blinds.

BEDROOM ONE 18'8" x 17'0" (5.69m x 5.18m)

A superior principal bedroom with double fronted aspect. Sash windows fitted with both privacy roller blinds and curtains. Built-in wardrobe.

BEDROOM TWO 11'5" x 10'10" (3.48m x 3.30m)

Sash window overlooking rear garden aspect fitted with privacy roller blind. Two built-in wardrobes.

BATHROOM

The sumptuous bathroom suite comprises a low level dual flush wc, wall-mounted basin with mixer tap and a panelled bath tub with shower attachment. Illuminated mirror. Shaver point. Extractor fan. Full-height heated towel rail. The benefit of an array of gloss vanity storage units. Mix of porcelain wall and ceramic floor tiles with a mosaic decorative frieze.





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



(A14) 1 mile
Newmarket 18 miles
A11 (M11) 20 (30) miles
Ipswich 25 miles
Cambridge 28 miles



Suffolk Heritage Coast
Aldeburgh
(1 hr / 43 miles)



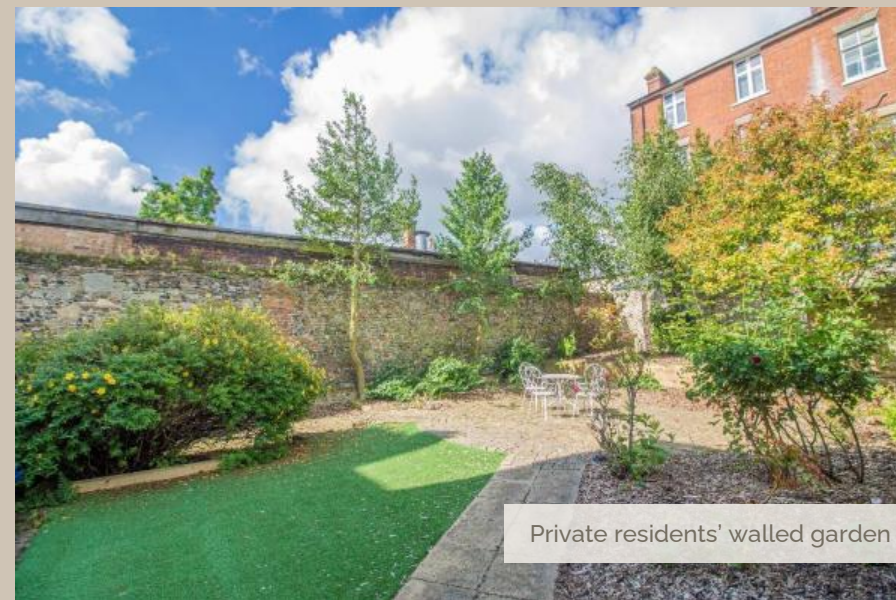
From Bury St. Edmunds
London Kings Cross
(97 mins)
From Cambridge
London Liverpool Street
(110 mins)
Cambridge
(50 mins)



London Stansted Airport
(1 hr / 40 miles)
Heathrow Airport
(2hrs / 95 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. Edmunds Catholic Primary School (3-11); King Edward VI CEVC (11-16).
University of Suffolk at West Suffolk College - Further Education.



Private residents' walled garden



Coveted gated off-street parking

FLOORPLAN

Approximate Gross Internal Area

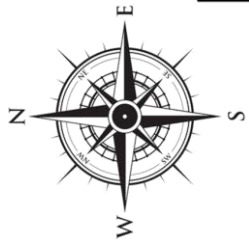
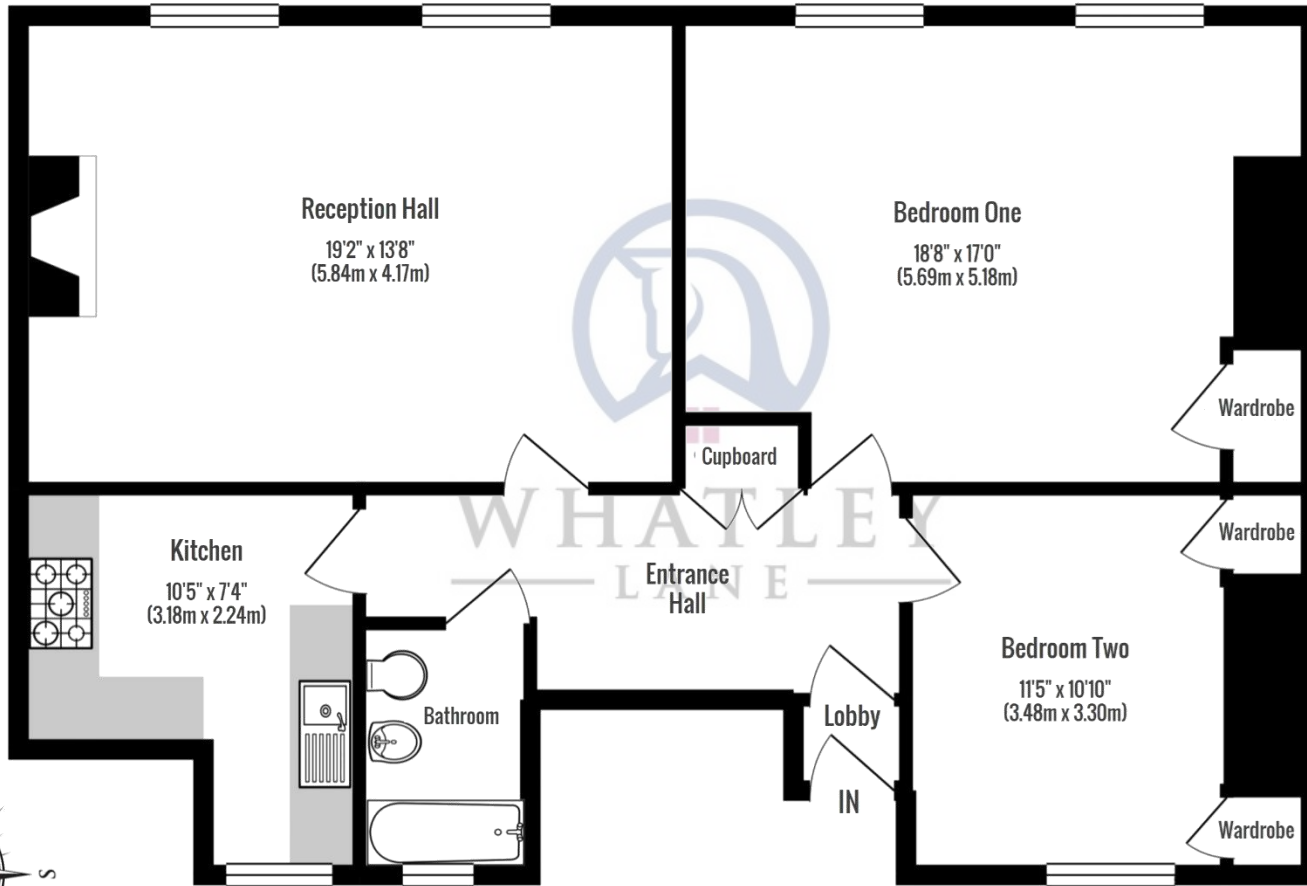
Total = 893 ft² (83 m²)



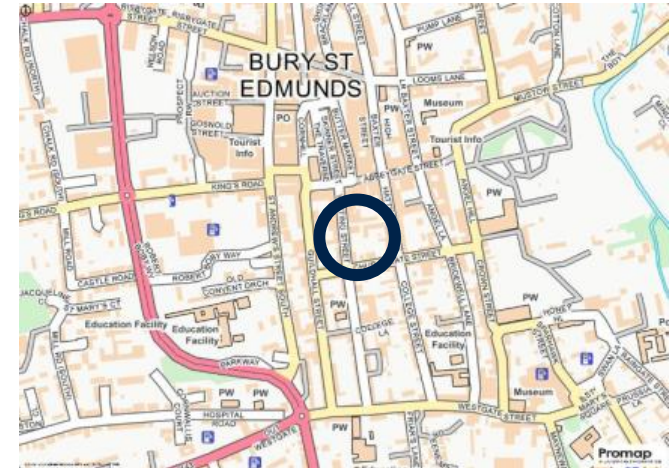
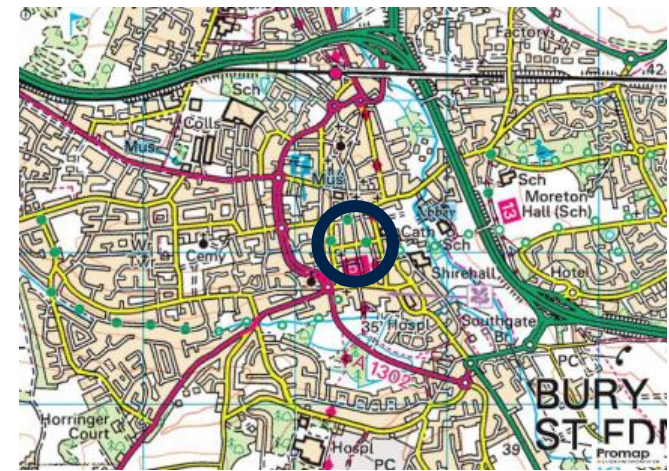
Denotes = apartment



Denotes = gated off-street parking & garden



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 to rent and is available now.

SERVICES

Mains water, waste, electricity and gas-fired central heating.

AGENT'S NOTE: none of these services have been tested.

LOCAL AUTHORITY

West Suffolk Council (01284 763 233).

Council tax – band C | £1,854.57 (2024/2025).

NB Charge exempt for visiting USAF.

EPC – rating C.

VIEWING ARRANGEMENTS

Strictly by prior appointment through the landlord's managing agent:

Whatley Lane. If there is anything of particular importance, please contact us to discuss, especially before embarking upon your journey to view the property.

DIRECTIONS (IP33 1NX):

From London / Cambridge 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 at the junction, turn right into Angel Hill. Follow the road along (the Angel Hotel is on the right hand side) and following the one-way system, then turn right into Churchgate Street (the Norman Tower is on the left hand side). Continue along, turn right into Guildhall Street, right into the Market Square and right into Whiting Street. Harewood House is 75 metres on the right hand side marked by our highly distinctive **To Let** board and gated off-street parking is on the left hand side.

From RAF Lakenheath / Mildenhall either follow the A1101 all the way directly to Weaver House (as above), or go southbound on the A11 connecting to the A14 at junction 38 heading towards Bury St. Edmunds until exiting at Junction 43 (continue as above) until you see our highly distinctive **To Let** board.



Elegant entranceway



Bury St. Edmunds

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bury@wlea.co.uk

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www.whatley-lane.co.uk
www.rightmove.co.uk
www.countrylife.co.uk

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