



# Goldsmiths House

BURY ST EDMUNDS | SUFFOLK



WHATLEY  
— LANE —





# PROPERTY SUMMARY

This Plantagenet period property purportedly dates back to 1460, constructed during the reign of King Henry VI, making it one of the oldest dwellings in historic Bury St. Edmunds. Later additions include alterations made in the 17th century and a 19th century extension to the rear. The many wondrous internal embellishments, sensitively exposed by the current homeowners, include comb pargeting, Jacobean wood panneling, back to back hearths with working open fireplaces. timbers festooned throughout and a jettied and gabled cross-wing of four bays, associated with a Medieval hall house of note and hence its Grade II listing.



## PROPERTY TYPE

Townhouse



## SQ FT

2,416 (224.5 sqm)



## BEDROOMS

4



## BATHROOMS

2 (3)



## PARKING

2 off-street parking spaces



## OUTDOOR

Walled garden





## RECEPTION ROOMS

The former front door opens into an enchanting open-plan, split-level living and dining room space subdivided by exposed studwork: ideal for entertaining. The focal points of the lounge is the beautiful bay complete with quaint window seat and the red brick open fireplace crowned by an impressive carved oak bressummer. While the stately dining area with unchamfered ceiling timbers leads off from the kitchen. A myriad of wall lights set the scene. From the gated walled courtyard garden, French doors open to a lovely and welcoming reception hall/boot room with a red brick statement working fireplace. Stairs framed by Jacobean wood panelling lead down to the cellar and to the upper floors. There is a family room with a decorative cast iron basket fireplace currently used as a study.



## DIMENSIONS

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Sitting/Dining Room	28'2" x 15'7"	8.58m x 4.75m
Family Room	12'10" x 10'3"	3.92m x 3.13m



# KITCHEN

From the walled courtyard garden, a further part-glazed doors opens into a delightful homely kitchen with a range of handcrafted storage cabinetry with solid oak worktops, metro style tile splashbacks and Belfast sink. There is a former larder recess and exposed brickwork.

The cellar provides a useful storage space complete with niches.

## DIMENSIONS

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Kitchen	11'6" x 10'5"	3.51m x 3.17m
Cellar	12'9" x 9'7"	3.88m x 2.91m









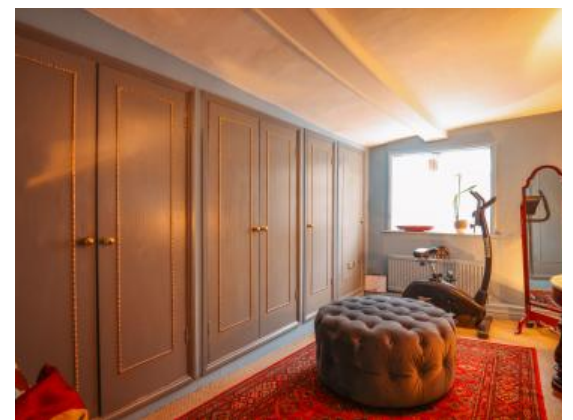
# BEDROOMS

The principal bedroom is the pièce de résistance of this home with its dramatic double height vaulted ceiling festooned with exposed timbers. There are a further two bedrooms - one with a range of wall to wall wardrobes comprising three double doors and displays comb pargeting. The second floor has a walk-in wardrobe with Romeo & Juliet style window to the principal bedroom.

## DIMENSIONS

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Principal Bedroom	15'11" x 12'0"	4.86m x 3.66m
Bedroom Two	14'9 x 12'10	4.49m x 3.91m
Bedroom Three	12'4" x 12'3"	3.77m x 3.74m
Bedroom Four	12'4" x 7'9"	3.77m x 2.36m



# BATHROOMS

The ground floor has a fully fledged bathroom suite which doubles as the cloakroom. The first floor comprises a further bathroom suite while on the second floor is a redundant shower room with plumbing intact - currently being used as a study.



APPROXIMATE GROSS INTERNAL AREA (GIA)

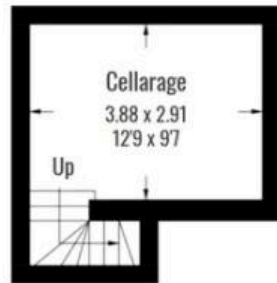
Subtotal = 2,271 ft<sup>2</sup> (211.0 m<sup>2</sup>)

Cellar = 145 ft<sup>2</sup> (13.5 m<sup>2</sup>)

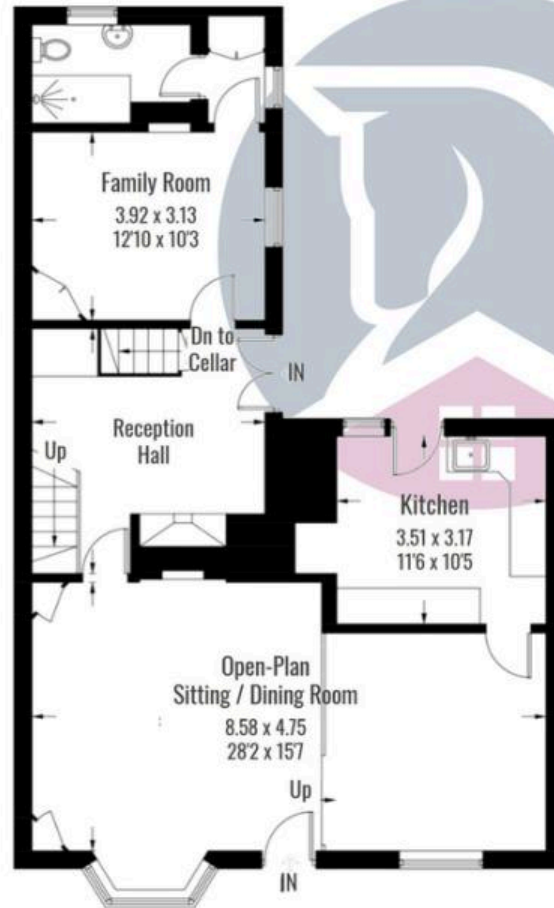
Total = 2,416 ft<sup>2</sup> (224.5 m<sup>2</sup>)



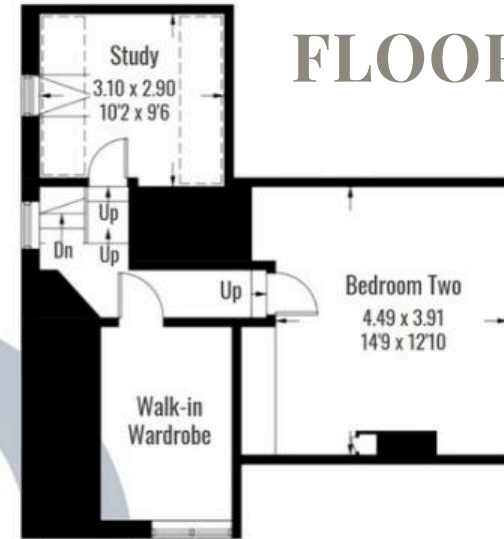
# FLOOR PLAN



Cellar



Ground Floor



Second Floor



First Floor





## OUTDOOR LIVING

A considerable asset of this townhouse is the much coveted two off-street parking spaces in addition to permit parking. An enchanting arched entrance gate to the walled courtyard garden is both playful and inviting to welcome you home. The garden is arranged in a L-shape layout with two southerly seating areas offering a good degree of privacy and views of the stepped rooftop and chimneys. Carefully curated mature and potted plants soften the outdoor space to make it the perfect summertime extension for entertaining.

Set along a significant street for ease of A14 access while at the same time easy walking distance along Garland Street to the town centre, Northgate Street is a medieval route which predates the creation of Abbey of St. Edmunds and the Norman laying out of the town, known as the 'Medieval Grid'. During the 18th century it must have been one of the most prestigious streets in town with very large and grand houses. Today, it is a short walk away from the cafes, bistros, bars and boutique shops of Abbeygate Street and Angel Hill that connects the historic Cathedral quarter and the abbey gardens parkland beyond with its iconic Benedictine abbey ruins.



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