



59 GUILDHALL ST
Bury St. Edmunds | Suffolk





Sitting Room exudes a relaxed atmosphere with its restored open working fireplace and beautiful decorative tile motif being the focal point

59 GUILDHALL STREET

BURY ST EDMUNDS | SUFFOLK

- Exquisitely renovated three bedroom 19th century bijou townhouse; attention to detail throughout
- Ideal location directly in the heart of the historic medieval grid with the vibrant town centre a stone's throw away
- Elegant sitting room with large sash window & restored working fireplace
- Entrance hall leads to a welcoming open-plan kitchen / dining room space
- Ultimate underground media room den with blank canvas to personalise
- Serene & secluded rear garden ideal for *al fresco* dining
- Stylishly tiled bathroom suite
- Zone D permit parking available
- **Good news: no onward chain!**

Completely restored throughout, this Georgian period townhouse has a stylish & playful vibe

Positioned in a highly sought after residential street is this attractive three bedroom Georgian townhouse which has undergone a complete renovation. Accommodation includes versatile living space which flows seamlessly from the Entrance Hall through an open-plan Dining Room to a chic country Kitchen and Garden beyond. Of particular note is the sitting room with its restored open working fireplace, retained period doors, open-plan dining / kitchen space with French doors, high ceilings, and a bodacious basement that makes for the ultimate blank canvas media room..

The property has been thoroughly refurbished behind the scenes, with completely modernised electric and plumbing systems – lighting has played an important role in the overall design of the space and carefully curated approach to design and fittings from light switches to interiors enriched by contrasting use of colours.

French doors open to a secluded garden largely laid to lawn in a manageable fashion while fully enclosed with high privacy fencing. A specimen tree nestled in a rockery at the foot of the garden with uplighting accentuates the space. Residents' permit parking is available.

59 Guildhall 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. Excellent A14 access is afforded by Westgate Street via Southgate Street. Refer to our Situation page to discover more.



ACCOMMODATION

WITH APPROXIMATE MEASUREMENTS

59 Guildhall Street displays elegant interior spaces for easy living behind an attractive white brick façade and within the footprint of a Grade II listed period property. The versatile and relaxed accommodation measures approximately 1,110 ft² (103.1 m²) and will suit a broad range of buyers – all who seek convenient town living with contemporary twist.

Ground Floor

ENTRANCE HALL 3'3" x 15'3" (0.98m x 4.64m)

A six panelled period door with half glazed inserts opens into a long entrance hall with striking decorative floor tiles complemented by a trio of designer pendant lights. Radiator. Stairs rising to First Floor. Doors to Sitting Room and Dining Room.

SITTING ROOM 12'0" x 9'8" (3.66m x 2.95m)

A large and bright Sitting Room with an elegant twelve pane sash window to the front aspect, which lets in plentiful natural light. Tastefully decorated and delivering an instantly welcoming and calming atmosphere upon arrival. A restored period working fireplace with a decorative tile motif sits on a granite hearth and is an altogether beautiful focal point in this living space. TV point. Stylish pendant light. Radiator.



Chic kitchen in a deep blue hue



Open-plan dining room with former feature fireplace



Step down to the ultimate underground den



Striking entrance hall

Ground Floor (cont'd)

OPEN-PLAN DINING AREA 13'6" x 11'0" (4.11m x 3.35m)

A further well-proportioned and relaxed living space with a former feature fireplace. Large Crittal window to the rear garden aspect with secondary glazing. Mix of accent and pendant lighting. Door to media room. Radiator. Wood effect floor. Open-plan through to:

KITCHEN 16'4" x 7'8" (5.01m x 2.39m)

This light kitchen, with French doors to the sun terrace, is the epitome of contemporary town living painted in a deep blue hue. Fitted with a range of shaker style wall and base units painted beneath crisp worktops with a one and half stainless steel sink, mixer tap and drainer inset. Soft closing drawers and cupboard storage, also housing Worcester combi boiler system. Integrated appliances include: dual oven/grill cooker with four ring electric hob and extractor, full size dishwasher and washing machine. Recessed lighting. Radiator. Pamment tiled floor.

Sub Level

MEDIA ROOM 14'1" x 9'1" (4.29m x 2.77m)

The pièce de resistance of this home is the colourful underground media room / den with a combination of neon and accent lighting, reads: "It must be the place"... and we're inclined to agree! The space provides the ultimate blank canvas lucky new homeowner.

First Floor

LANDING 2'7" x 21'1" (0.79m x 6.43m)

Stairs rises to a long landing with loft hatch and doors to:

BEDROOM ONE 13'5" x 12'0" (4.09m x 3.66m)

A princely proportioned principal bedroom with double windows to front aspect – one a six pane sash – both secondary glazed. TV / data points. Radiator. Door to:

EN-SUITE CLOAKROOM

With sensor enabled night lights mixed with ceiling recessed lighting, there is a wc and corner basin with mixer tap. Tiled floor.

BEDROOM TWO 11'0" x 10'2" (3.35m x 3.10m)

Light and airy with large window secondary glazing overlooking the garden. TV / data points. Radiator.

BEDROOM THREE 9'2" x 7'11" (5.01m x 2.39m)

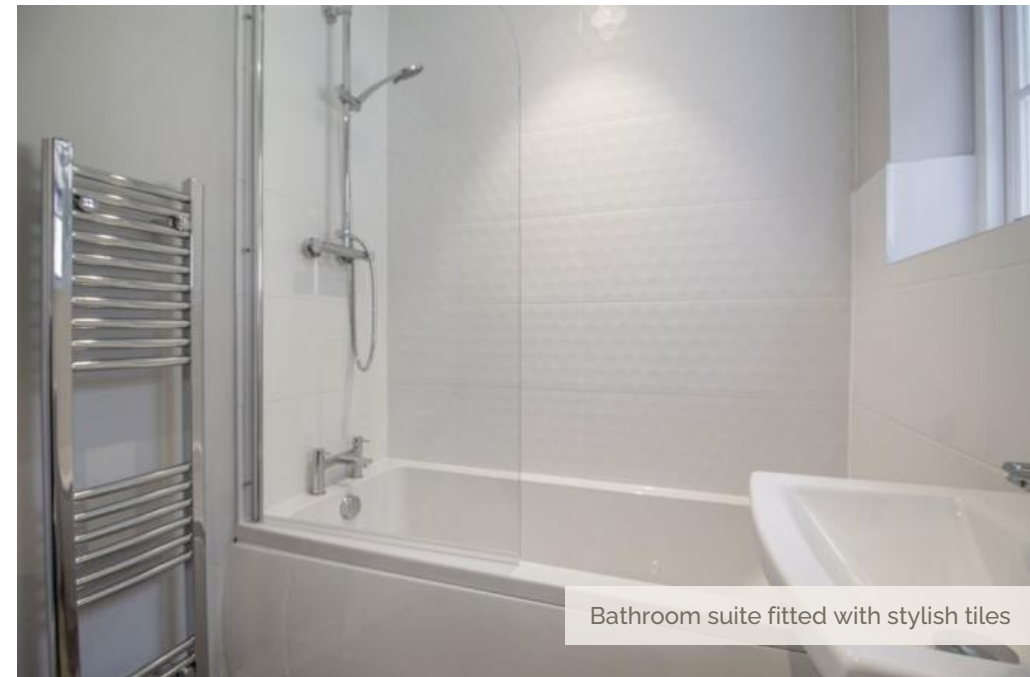
A further living space for use as a study or nursery with window overlooking the garden. Radiator.

BATHROOM

Bathroom suite with window to side aspect. Suite comprising panelled bath with glazed shower screen and rain shower with detachable shower hose, wc and basin with mixer tap. Stylish tiles. Extractor fan. Full height heated towel rail. Wood effect wood floor.



Beautifully light and airy principal bedroom with en-suite cloakroom



Bathroom suite fitted with stylish tiles



OUTDOOR AMENITY

In addition to the nearby Abbey Gardens parkland in the centre of town, there is a delightful pet-friendly fully enclosed rear garden that is both partly laid to lawn and terraced: ideal for *al fresco* dining. Outdoor up and down lighting and power points. There are two specimen trees one of which is illuminated by spotlighting that creates a lovely focal point at the foot of the garden and framed by a rockery.



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 1 mile
Ipswich 18 miles
Cambridge 25 miles
28 miles



Aldeburgh (Suffolk Heritage Coast)
(1 hr 10 mins / 46.5 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 (48 mins / 51 miles)
Heathrow Airport (2hrs / 105 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: St. Edmundsbury CEVAP; (5-11); King Edward VI CEVC (11-18).
University of Suffolk at West Suffolk College - Further Education.

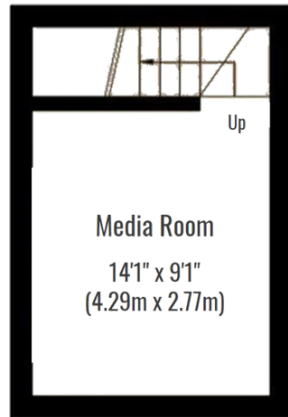
FLOORPLAN

Approximate Gross Internal Area (GIA)

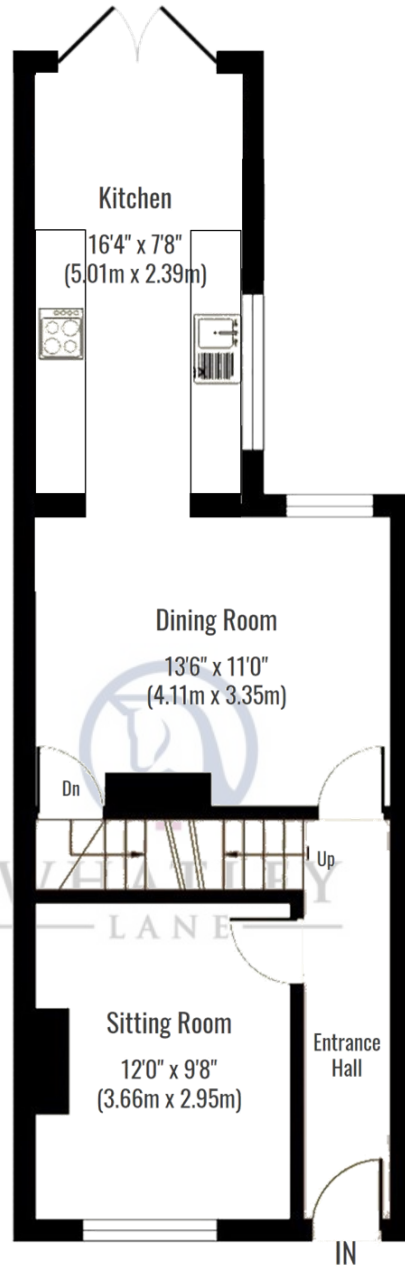
= 1,110 ft² (103.1 m²)



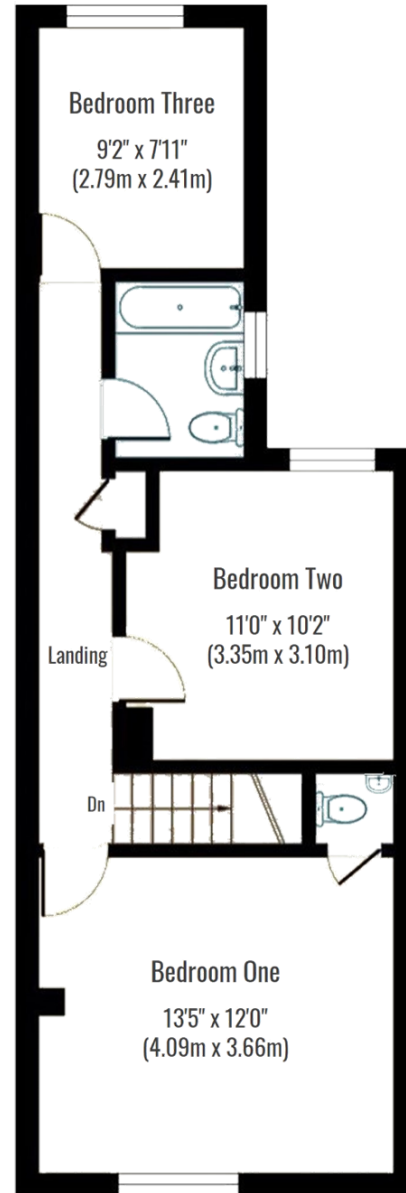
This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant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



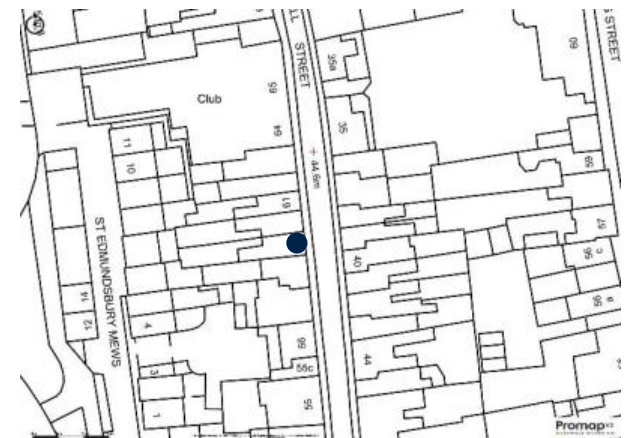
BASEMENT



GROUND FLOOR



FIRST FLOOR



GENERAL INFORMATION

TENURE

The property is available For Sale FREEHOLD by private treaty.

SERVICES

Mains water, drainage, electricity. Gas-fired central heating.

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

LOCAL AUTHORITY

West Suffolk Council (01284 763 233)

Tax band C – £1,854.57 (2024-2025)

VIEWING ARRANGEMENTS

Strictly by prior appointment through the sellers' sole 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 1QF)

From London/Cambridge (by car) exit the M11 at Junction 9 and take the A11 towards Newmarket. Continue on the A14 towards Bury St. Edmunds. Exit the A14 at Junction 44, signposted 'Bury St. Edmunds West'. Take the A134 and follow signposts to the town centre, at the third roundabout head north into Southgate Street and follow the road until turning into Westgate Street passing the Theatre Royal on your left hand side. Turn right into College Street, left into Churchgate Street and then left into Guildhall Street and No.59 is 80 metres along the street on the right hand marked by our *For Sale* board.

From the town centre (on foot) leave the Market Square, proceed south down Guildhall Street passing our office on the left in Churchgate street continuing down Guildhall Street where No.59 is 80 metres on the right hand side marked by our *For Sale* board.



Entryway to underground media room / den



Bury St. Edmunds

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

London (Chelsea)

5 Milner Street
London SW3 2QA
+44 (0) 207 243 0964
london@wlea.co.uk

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

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