



NO.98 NORTHGATE STREET
BURY ST. EDMUNDS
SUFFOLK



The beautiful outdoor oasis has been thoughtfully landscaped to make the most of the large space complete with dining terrace and a stunning summerhouse / home studio at the foot of the garden.



CONTENTS

| | |
|---------------------|-----|
| PART 1 | 1-2 |
| <i>Introduction</i> | |

| | |
|-------------------|-----|
| PART 2 | 3-4 |
| <i>Downstairs</i> | |

| | |
|-----------------|-----|
| PART 3 | 5-6 |
| <i>Upstairs</i> | |

| | |
|-------------------------|---|
| PART 4 | 7 |
| <i>Converted Cellar</i> | |

| | |
|---|------|
| PART 5 | 8-11 |
| <i>Floorplan, The Great Outdoors & Location</i> | |

| | |
|----------------------|----|
| PART 6 | 12 |
| <i>Agent's Notes</i> | |



Behind its white brick façade, restored to its former glory, is a delightful light-filled Victorian cottage with landscaped gardens that conjure a relaxed holiday home vibe.

- James Sawyer, Director of Whatley Lane



INTRODUCTION

A vacation-inspired Victorian cottage much improved in recent years to create light-filled spaces, including a large multi-purpose basement conversion and a serene landscaped garden, located in the centre of historic Bury St. Edmunds.

This attractive three bedroom mid-19th century townhouse has undergone various enhancements by the current owner. Accommodation includes versatile living space which flows seamlessly from the Entrance Hall through the Sitting Room, homely Kitchen setup with its useful separate Utility Room through to the linkway that opens up to a garden oasis. The cellar conversion to a habitable space is a masterstroke and opens the space to a variety of uses whether a bedroom, study or media room. The introduction of an expansive first floor window in what was an artist's studio creates an altogether pleasant panoramic. The three bedroom potential completes this easy town centre living.

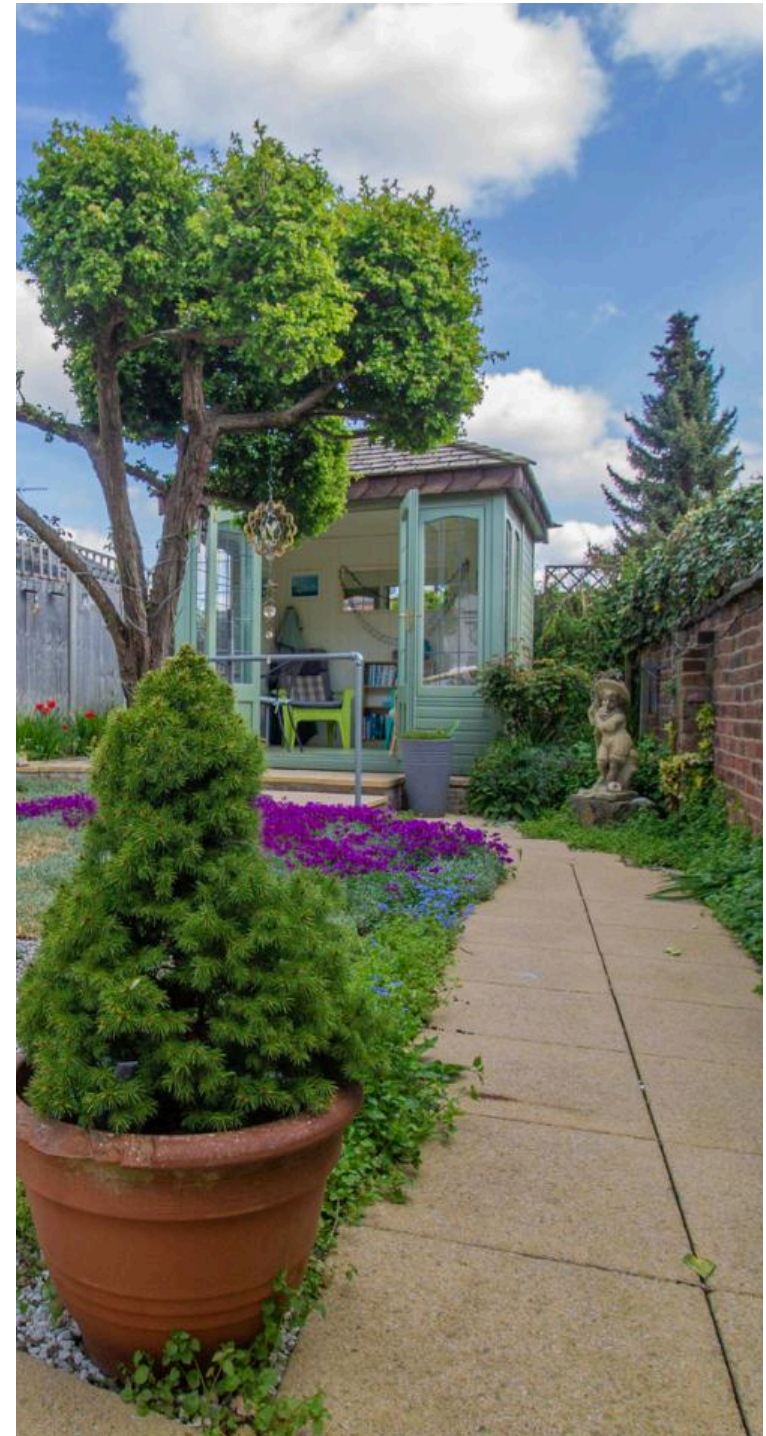
A serene garden requires little maintenance and offers a good degree of privacy, and with the benefit of a delightful summerhouse. The fully enclosed outdoor amenity revolves around a mature ornamental bonzai tree with a large terrace for outdoor entertaining. Permit parking is available.

98 Northgate Street is conveniently located in the heart of the historic Cathedral town of Bury St. Edmunds and is situated along a significant street for ease of A14 access while at the same time within easy walking distance, along Garland Street, to the town centre. Northgate Street is a medieval route which predates the creation of the 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 boutiques of Abbeygate Street and Angel Hill that connect the historic Cathedral quarter and the abbey gardens parkland beyond with its iconic Benedictine abbey ruins. The University City of Cambridge and Newmarket headquarters of British horseracing are easily reached via the A14 east-west major road link and with the M11 providing a fast route to London.

DOWNSTAIRS

98 Northgate Street retains original period features well-blended with modern comforts and benefits from various improvements in recent years. The flexible and relaxed accommodation measures approximately 954 sq ft (88.6 sq m) which will suit a broad range of buyers, whether downsizers or a growing family - all who seek convenient town living with excellent outdoor amenity.

Step into the useful entrance hall that insulates from the outside elements and open a glazed door into the relaxed sitting room with its fireplace the focal point. The space flows through an opening to the homely kitchen setup with its former fireplace recess and exposed wood bressummer. A door leads to the basement accommodation while an expanse of floor tiles seamlessly connect the large utility room. A cleverly conceived linkway lets in plentiful natural light with its corner French doors and stable door to the garden terrace: ideal for opening up the home to entertaining in the summer months.





The homely kitchen setup has an expanse of floor tiles which seamlessly connect to the large separate utility room and a cleverly conceived glazed linkway.



UPSTAIRS

From the sitting room, a staircase ascends to the two first floor bedrooms. The second bedroom acted as a true artist's studio in recent years, with the inspired installation of a panoramic window to let in an abundance of natural light. A wonderful perspective of slanted rooftops frame a view towards the verdant allotment gardens.

The light-filled principal bedroom is very well-proportioned with its double fronted windows and two storage cupboards. A shower room suite with walk-in corner cubicle serves the two rooms.

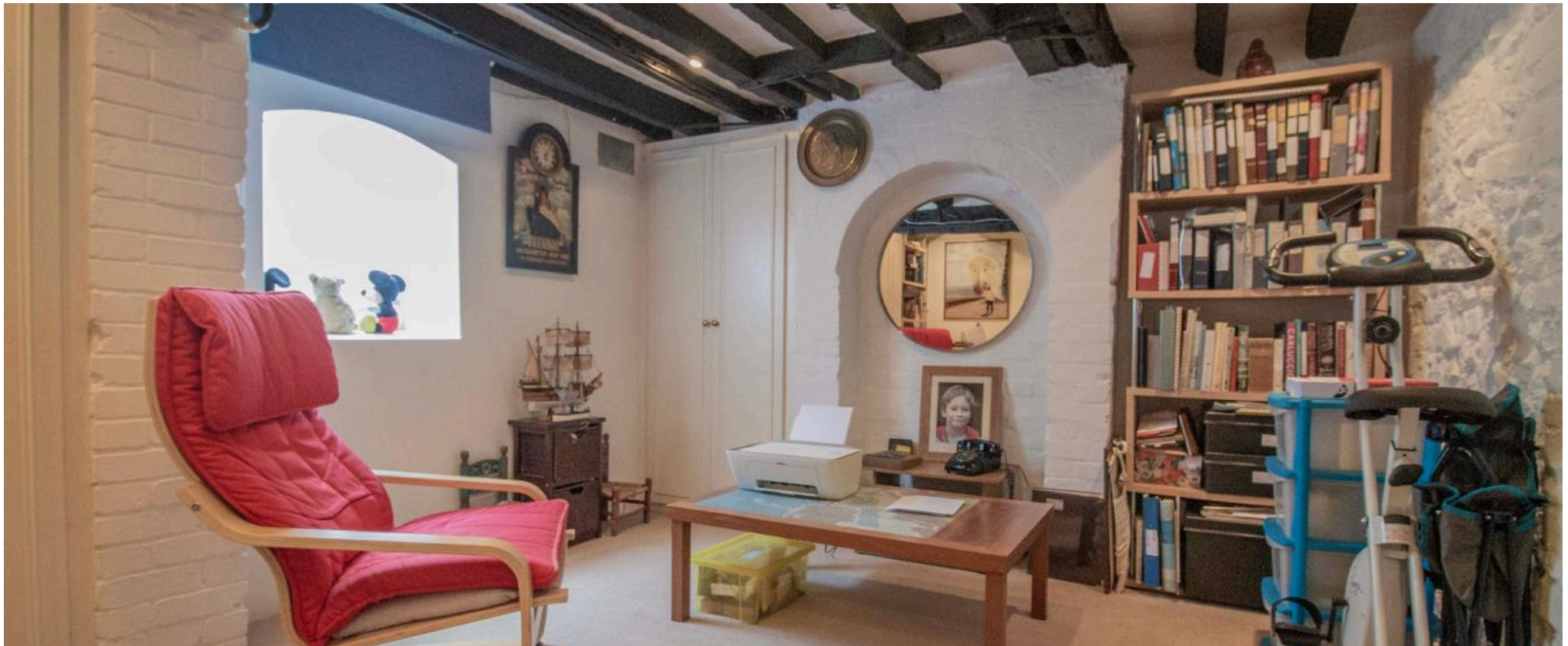


The double fronted windows of the principal bedroom let in swathes of west-facing light.

CONVERTED CELLAR

A substantial and comfortable fully converted cellar almost practically doubles the living space of this home and lends itself to a variety of uses, whether as a third bedroom, study den for the work-from-home professional or a media room.

The fully-functioning cellar light well window brings in natural light while there is plentiful storage. The exposed timber ceiling joists, brick niche and added attractive brick and flint wall add texture and intrigue.



FLOORPLAN



Approximate Gross Internal Area (GIA) | 88.6 sq m or 954 sq ft

THE GREAT OUTDOORS

Large serene and secluded fully enclosed low maintenance garden with mature foliage basks in southerly sunlight.

With a good degree of privacy, this large outdoor space has the benefit of a lovely timber-framed summerhouse or home studio and large terrace, ideal for al fresco dining and entertaining. Landscaped for low maintenance there is the additional bonus of a private wc with access directly from the garden that allows flexibility in outside entertaining as well.





The garden terrace has at centre stage an attractive mature bonzai tree rooted in a bed of purple acers.

LOCATION



AGENT'S NOTES:

TENURE

The property is available for sale by private treaty on a FREEHOLD basis.

PARKING

Zone B parking permit provision.

SERVICES

Mains water, electricity and drainage. Gas-fired central heating. It is assumed all are connected, as none of these services have been tested.

LOCAL AUTHORITY

West Suffolk Council ([01284 763 233](tel:01284763233))

Council Tax Band B - £1,699.34 per annum (01 April 2025 - 31 March 2026)



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*We're in the
business of doing
good business.*

- James Sawyer, Director of Whatley Lane

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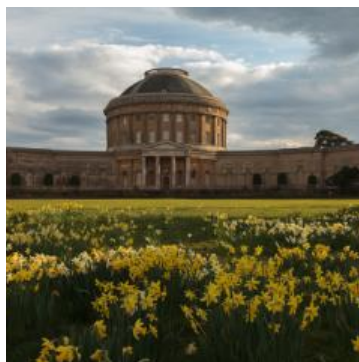


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