



# THE JOLLY TOPER

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SOUTHGATE STREET  
BURY ST EDMUNDS  
SUFFOLK







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# INTRODUCTION

A renovated historic home with a magical walled garden and the benefit of a garage, located in the historic Bury St Edmunds town centre.

Formerly a Victorian beerhouse, 'The Jolly Toper' is recorded as having opened in 1883 and serving its patrons until 1908. Behind its handsome red brick façade that stands out from the eclectic streetscene and which evokes a Spitalfields vibe are much earlier roots that date to the 16th century. The cozy cottage interiors expose in parts its timber-frame core and make for the ideal home if you seek the best of both worlds: town and country living.

Diminutive in scale, the four bedroom home nevertheless has good proportions and has been configured in a practical fashion following extensive recent remodelling. Lighting plays an important role with updated re-wiring while Pooky, *Jim Lawrence* and *Astro* fittings gleam. Newly laid wool loop pile carpets soften the spaces. A top floor principal suite has been created and enlarged to incorporate an en-suite shower room. There is the benefit of a ground floor shower room and utility space. A further bedroom, study and currently gym is accessed off the bathroom. Moreover, planning has been approved for a chic timber frame zinc roof extension should the new purchaser wish to put their own stamp on this exquisite home. From the comfortable sitting room with its stove, zinc bi-fold doors pull back to reveal a magical brick and flint walled garden and terrace with the asset of a garage in addition to permit parking. Local tip: Zone F is one of the easiest to park in.

The orientation of the house creates a wonderful interplay of light and shadow throughout the day, all the while sunlight dances across the south-facing oak kitchen worktops. The upper floors, especially from the picture-perfect window of the top floor ensuite, boast sweeping views across rooftops towards verdant woodland on the horizon - part of a protected vista, the sightline from the Cathedral to St. Edmund's Hill (now Moreton Hall) designed by Robert Adam and built in 1773. Its stone triangular pediment is visible through the tree canopy.

Conveniently located within the historic Cathedral town centre of Bury St. Edmunds and situated on a one-way street - a leisurely stroll across St. Mary's Square to the Cathedral Quarter and Abbey Gardens parkland or Market Square for the bars, restaurants and independent shopping boutiques. Excellent A14 access is afforded by Southgate Street to Cambridge, London and beyond.





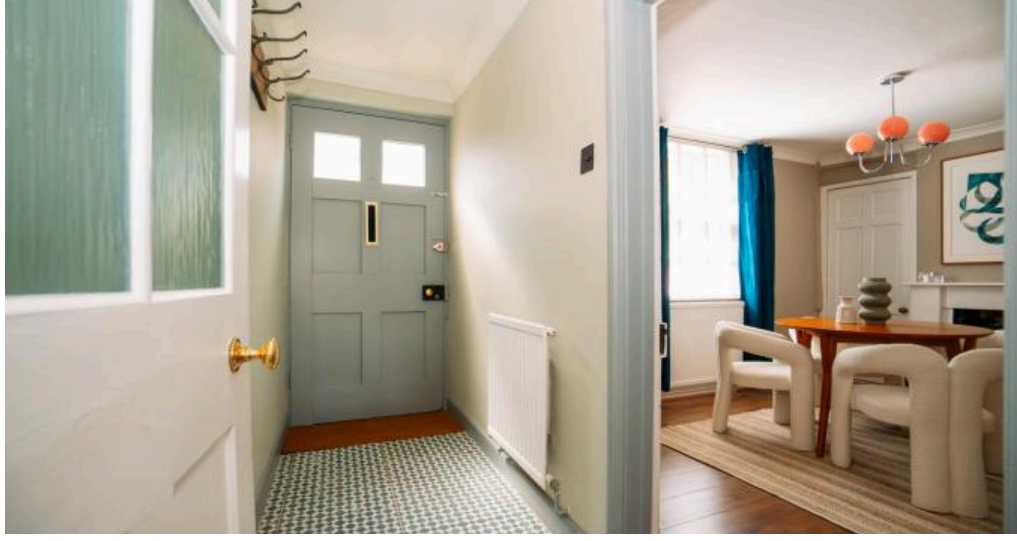
*Behind its handsome red brick early Georgian facade, which evokes a Spitalfields vibe, are cozy cottage interiors that open up to a majestic walled garden.*

- James Sawyer, Director of Whatley Lane





DOWNSTAIRS















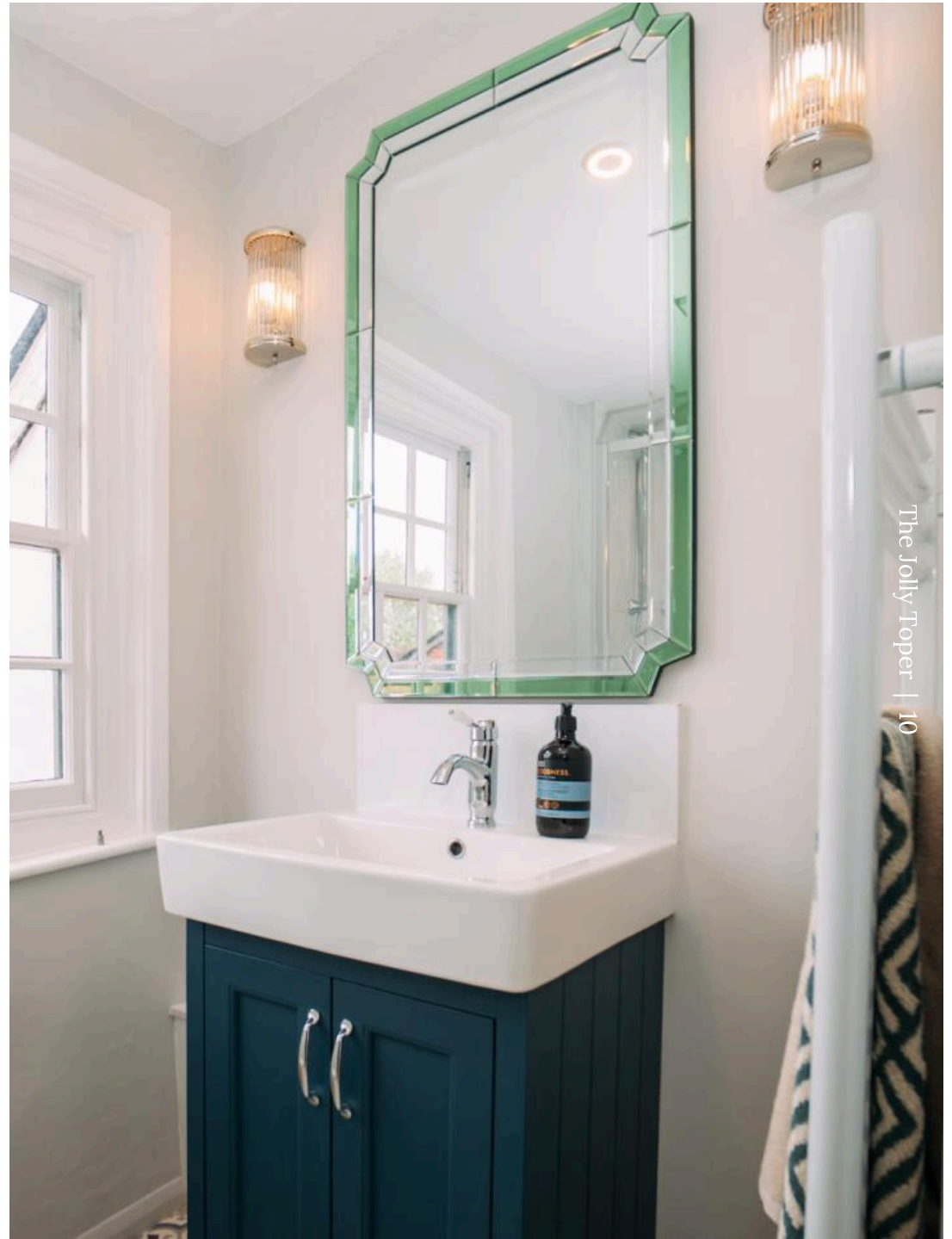


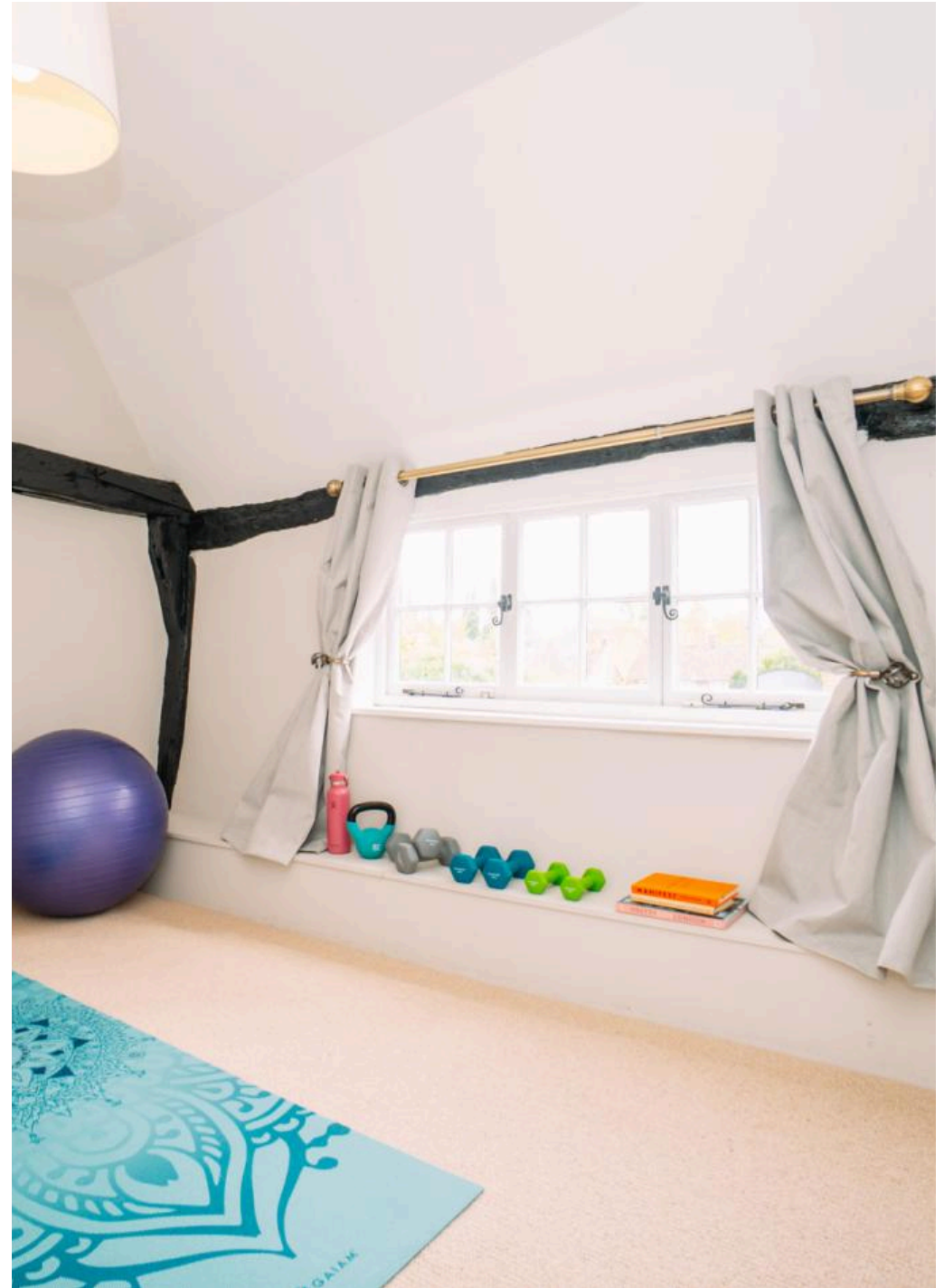




UPSTAIRS

















# FLOORPLAN



Approximate Gross Internal Area (GIA) | 137.5 sq m or 1,480 sq ft





# THE GREAT OUTDOORS

Serene and magical walled garden with sweeping countryside views and garaging, yet within the town centre of Bury St. Edmunds.



# LOCATION











# PROVENANCE

The Jolly Toper is a 1629 oil on canvas by Dutch Renaissance artist, Judith Leyster. The scene depicts the popular Peeckelhaeringh figure from 17th century comic plays, often shown as a “Kannenkijker”, or jug-looker – a signal that the mug is empty and the show is over. Popularised over the centuries, the Jolly Toper character gained broad appeal and an apt name for Victorian drinking taverns.

Formerly a beer house, The Jolly Toper on Southgate Street is recorded as having opened in 1833, serving its patrons until 1908. The property stands out on the streetscene with its façade dressed in early 19th century Georgian red brick while the rear range has much earlier roots that date to the 16th century. In recent years, the property has undergone significant renovation / restoration.





# PLANNING NOTE

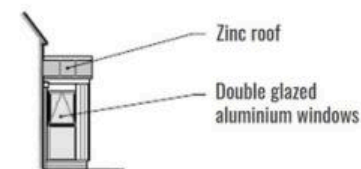
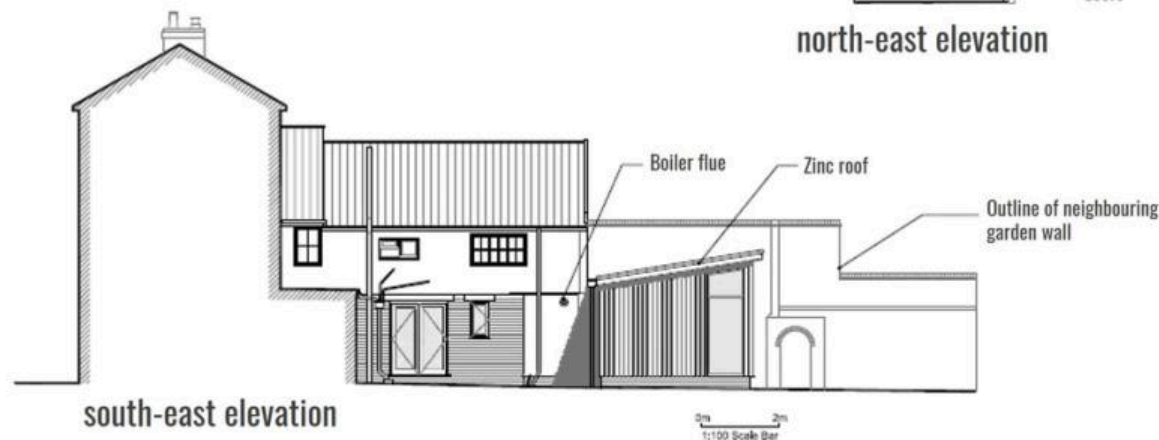
## *grand design*

Listed building planning permission is granted for a chic timber frame and zinc roof extension.

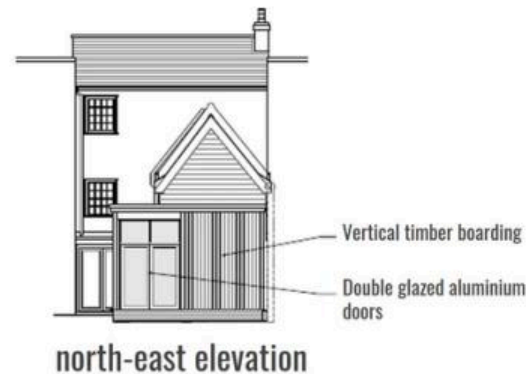
Brown & Scarlett Architects conceived plans to re-organise and extend the ground floor accommodation in a contemporary structure to create a larger utility room space and an open-plan kitchen / family room with a further two sets of French doors to the walled garden.

The site is located within West Suffolk Council. Planning permission (Ref: **DC/24/0645/LB**) was granted on 1st July 2024 for:

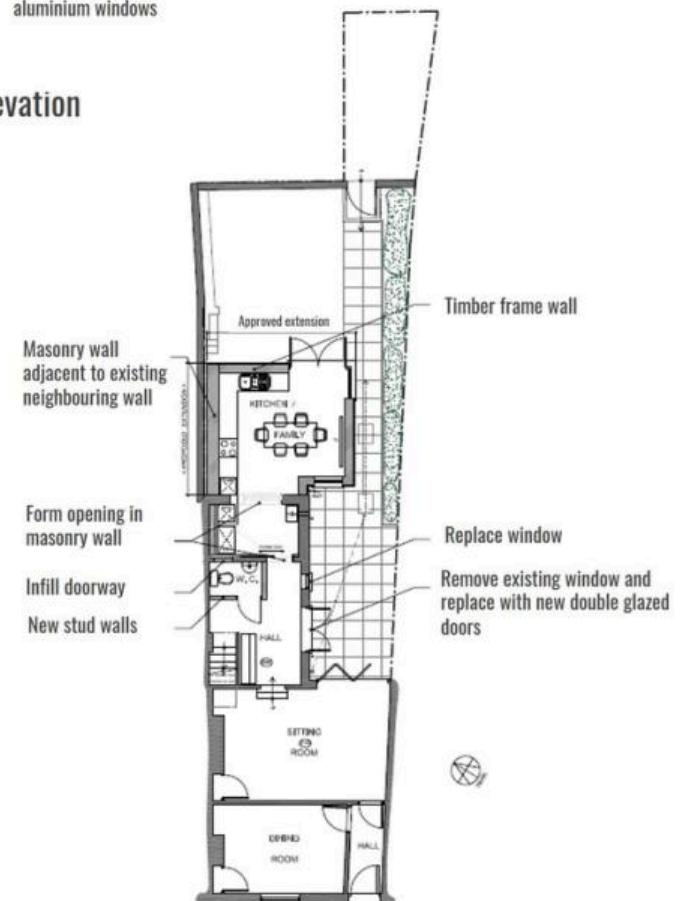
*The proposal to: a.) replacement window and replace existing window with double doors to side elevation b.) form two openings at ground floor level c.) addition of stud wall to create w/c d.) single storey rear extension.*



north-west elevation



north-east elevation



# AGENT'S NOTES:

## TENURE

The property is available For Sale FREEHOLD by Private Treaty.

## LISTED DESIGNATION & CONSERVATION

The property is Grade II listed due to its architectural and historical significance and falls within the town centre Conservation Area.



## SERVICES

Mains water, electricity, 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)

Council Tax Band C - £1,942.11 per annum (April 2025 - March 2026)





# CLIMATE POSITIVE

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*business of doing  
good business.*

- James Sawyer, Director of Whatley Lane

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