



19b Abbeygate Street
Bury St. Edmunds | Suffolk



19b ABBEYGATE STREET

ABBEGATE STREET | BURY ST EDMUNDS

- One-bedroom apartment conversion, renovated & designed to high specification
- Ultimate location, exceptional town centre convenience within historic Bury St. Edmunds & A14 access
- Wealth of period features including the beautiful large Venetian-style window
- RAF Lakenheath & Mildenhall are easily commutable within 25 mins
- Large open-plan living/dining area & useful separate study/storage space
- Private off-street allocated parking
- Fully tiled bathroom leading off the entrance hall



Stylish converted 'loft living' in a quintessentially Georgian townhouse & with off-street parking

Positioned above an attractive 19th century shop frontage – designed by a London shopfitter in 1897 with the original elegant display cases still in situ today. Abbeygate Street was once called Cook Row (having had its name changed in 1792) and was in essence the clockmaking quarter of the town with seven clockmakers registered as operating there during the Victorian period. One of the longest established clockmakers 'W H Collis' operated from the shop premises from 1805. The arrival of mass produced clocks from America ultimately ended British clock production in local workshops entirely by 1870. The property dates from 1720 and benefits from a complete renovation by the current landlord and local builders of renown – Mothersole. A wealth of period features are retained and include a beautiful Venetian-style oriel window of the first floor former grand salon, architraves, coving and many other details. Behind the handsome red brick Flemish bond façade, the accommodation has been transformed into stylish town centre 'loft living'. Of particular note is the open-plan living area with breakfast bar and separate study and the tall ceilings throughout.

The apartment's residents' lobby with intercom system accesses the vibrant street scene to the front with the benefit of allocated off-street parking to rear, in addition to permit-parking.

19B Abbeygate Street is conveniently located within the historic Cathedral town centre of Bury St. Edmunds and provides A14 ease-of-access. The bars, restaurants and boutique shopping of Abbeygate Street and the Market Square are literally a stone's throw – it is a gourmand's paradise with various independent and respectable chain eateries immediately nearby: crowned by Suffolk's first Michelin-star restaurant. Refer to our Situation page to discover Suffolk.

ACCOMMODATION

WITH APPROXIMATE MEASUREMENTS

19b Abbeygate Street is a high-quality apartment conversion of a period property and has been comprehensively remodelled with well-considered accommodation that measures approximately 484.3 ft² (45 m²) – ideally suited for relocating professionals and visiting forces alike – all who seek trendy period 'loft living' for the ultimate in town centre convenience with off-street parking.

RESIDENTS' APARTMENT LOBBY

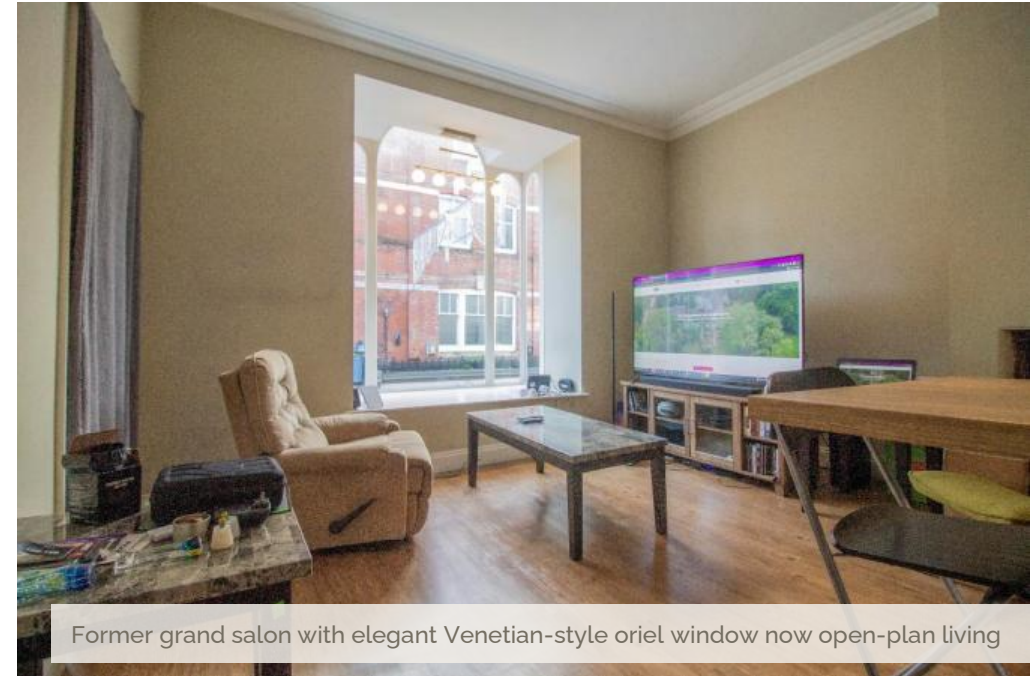
The residents' apartment lobby is approached via stone steps and six-panelled door with fanlight above and attractive pilasters either side. Secure intercom system. Staircase ascends to apartment Entrance Hall.

APARTMENT ENTRANCE HALL 10'7" x 4'2" (3.27m x 1.23m)

Engineered oak wood floor throughout. Intercom receiver. Recessed lighting. Doors to:

OPEN-PLAN LIVING / KITCHEN / DINING 17'1" x 13'4" (5.22m x 4.09m)

The focal point of the open-plan living space is the elegant Venetian-style oriel window with slim columns and deep recess to make the perfect window seat to perch and take in Abbeygate Street with views down to the Abbey Gate. The kitchen area is arranged in a L-shape layout forming a breakfast bar with wall and base units, part quartz and wood preparation surfaces comprising basin and mixer tap. Kitchen appliances include: *Neff* four ring electric hob, *Neff* combi oven/microwave, *Beko* washer & dryer. Feature brick former fireplace. Deep period coving. Mix of decorative pendant lights and recessed lighting. Phone point. Engineered oak wood floor. Opening to:



Former grand salon with elegant Venetian-style oriel window now open-plan living



Kitchen area with breakfast bar



Bedroom

STUDY 17'1" x 13'4" (2.55m x 1.19m)

From the open-plan living room is a useful Study or storage space with south-facing sash window. Pendant light. Engineered oak wood floor.

BEDROOM 11'3" x 10'5" (3.45m x 3.20m)

Double bedroom with former fireplace recess and sash window fitted with curtains. Pendant light. Carpeted.

BATHROOM 6'6" x 6'0" (2.01m x 1.85m)

Fully tiled bathroom, comprising: bath tub with adjustable shower attachment, wc, and wall-mounted basin with mixer tap. Vanity storage unit. Recessed lighting. Heated towel rail. Shaver point. Extractor fan. Tiled floor.



Fully tiled bathroom

STREET SCENE VIEW & ALLOCATED PARKING

Vibrant Abbeygate street scene below and Abbey Gardens beyond can be enjoyed while perched on the Venetian oriel window seat. Coveted off-street parking in the town centre is accessible via secure fob entry bollard system to an allocated parking space leading off High Baxter Street.



An attractive Venetian-style oriel window enjoys views towards Angel Hill amidst a gourmand's paradise



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



Angel Hill town centre (walk)

0 mins

(A14)

1.2 miles

A11 (M11)

20 (30) miles

Newmarket

18 miles

Ipswich

25 miles

Cambridge

28 miles



Suffolk Heritage Coast

Aldeburgh

(65 mins / 44 miles)



From Bury St. Edmunds

London Kings Cross

(97 mins)

From Cambridge

London Liverpool Street

(129 mins)

Cambridge

(57 mins)



London Stansted Airport

(1 hr / 40 miles)

Cambridge International Airport

(49 mins / 35 miles)



There is a wide choice of excellent schooling, both Private and State, within the area.

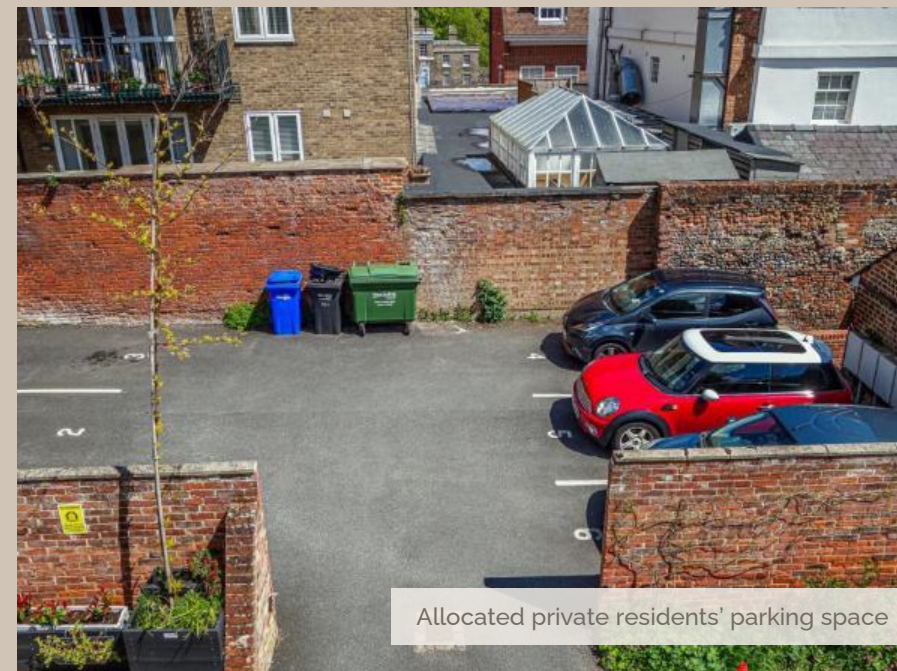
Private includes: South Lee School (2-13); Culford School (1-19).

State includes: Guildhall Feoffment Primary School (5-11); King Edward VI School (11-18).

University of Suffolk at West Suffolk College - Further Education.



Rear elevation

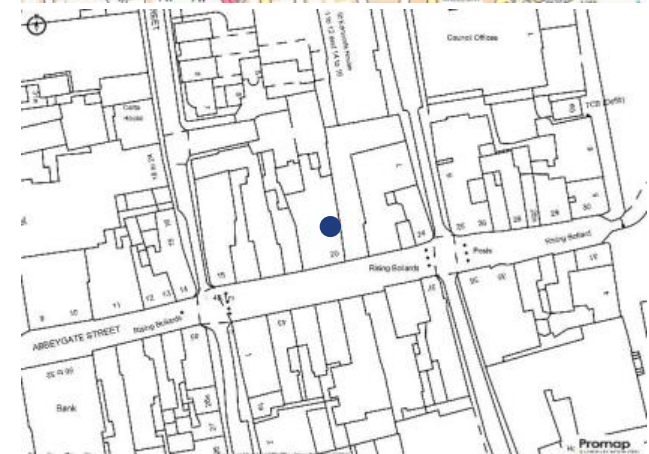
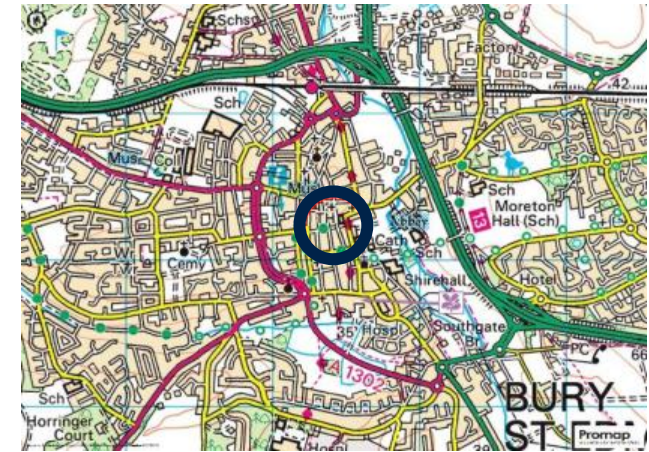
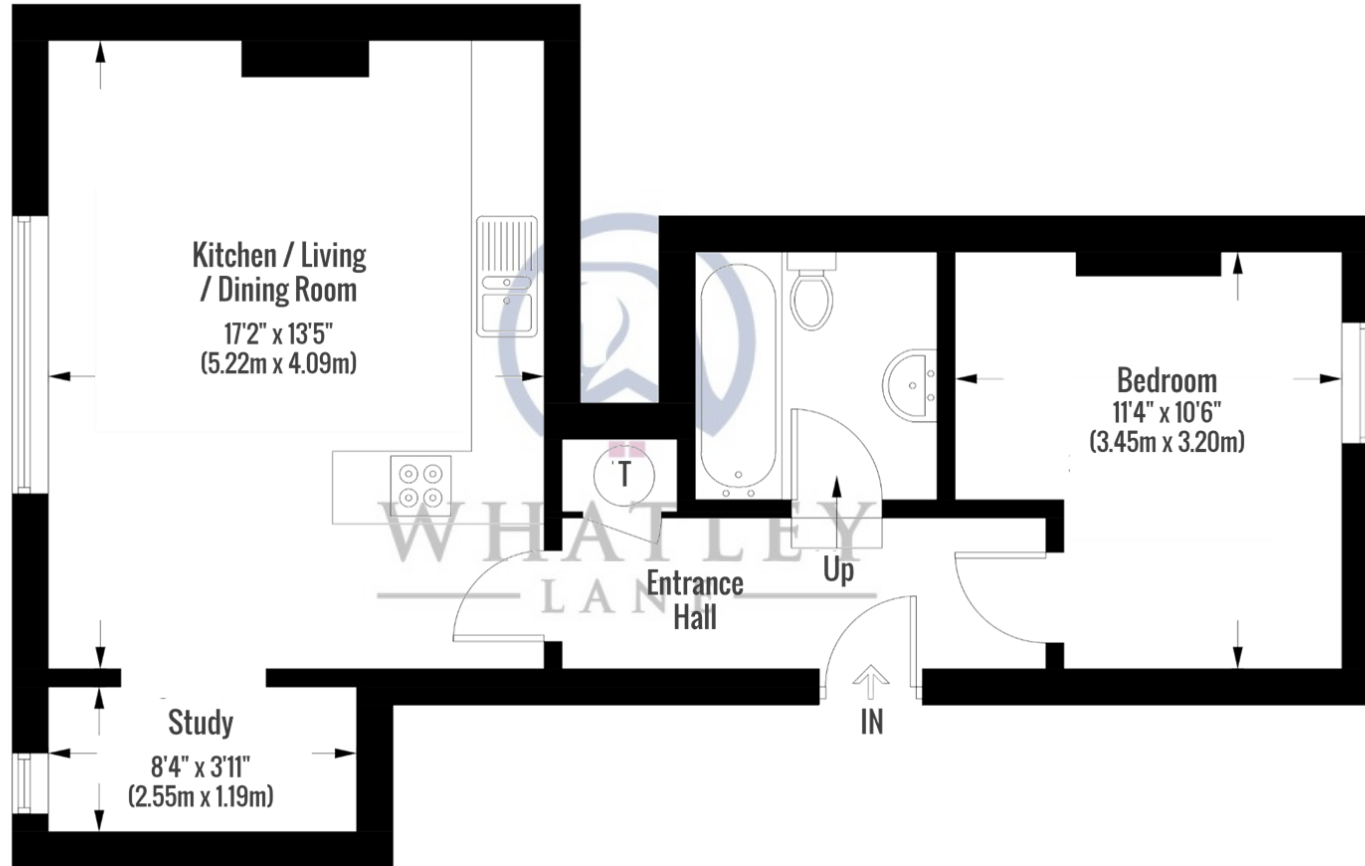
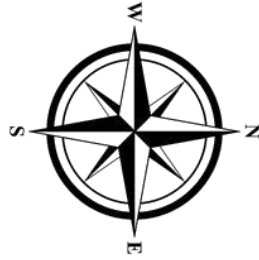


Allocated private residents' parking space

FLOORPLAN

Approximate Gross Internal Area

= 484.3 ft² (45 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.

GENERAL INFORMATION

TENURE

The property is offered to rent and is available from 18th January 2024.

SERVICE

Mains water, drainage and electricity are connected. Panel heaters.

NOTE: none of the services have been tested by the agent.

LOCAL AUTHORITY

St. Edmundsbury District Council (01284 763 233)

Band B – £1,550.43 (2023/2024). *NB. Charge exempt for USAF.*

VIEWING ARRANGEMENTS

Strictly by prior appointment through the landlord's 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 1UN):

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 just before reaching the traffic lights at the end of Northgate street, turn right into Looms Lane. Continue along and turn left into High Baxter Street passing the rear entrance to Marks & Spencer on the right hand side. Continue along 75 meters and before reaching Abbeygate Street intersection, turn left where the allocated private residents' parking and property can be found through a pair of brick gate piers.

From the town centre (on foot) proceed west from Angel Hill / Abbey Gardens along Abbeygate Street passing the Gastrono-me on your right and Caffè Nero on your left, then turn right into High Baxter Street. Take the next right turn and where the allocated private residents' parking and property can be found through a pair of brick gate piers.



C19th plaque denotes the 'Royal' fire insurance company mark to visibly identify the owner's policy before the advent of municipal fire brigades



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