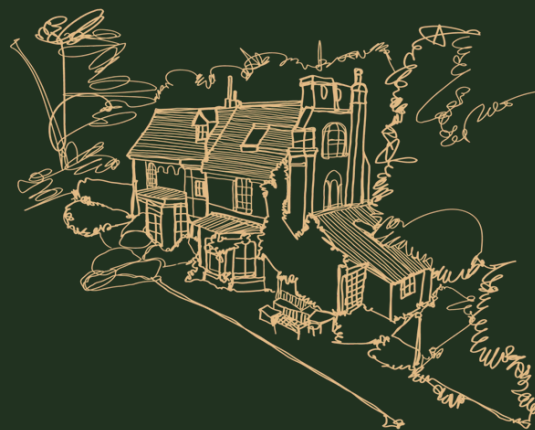




ST NICHOLAS

HOLLOW ROAD
BURY ST. EDMUNDS
SUFFOLK



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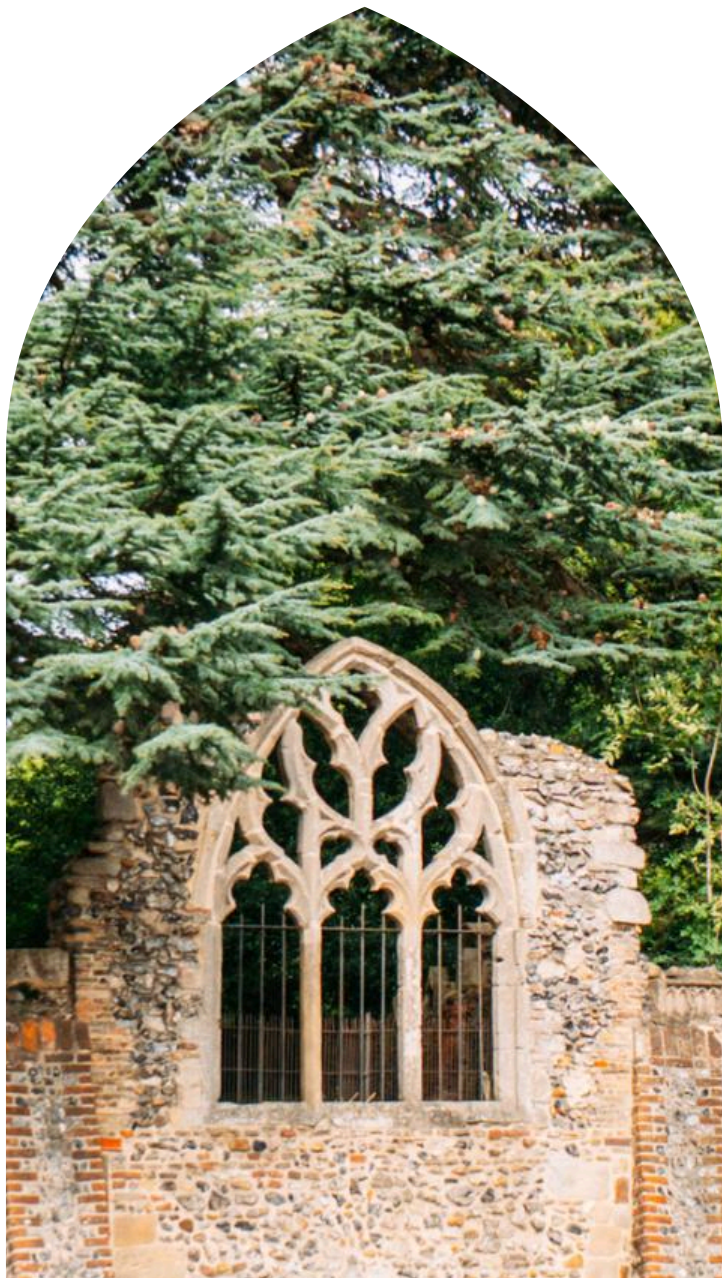
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INTRODUCTION

Calling all romantics, custodians of history and the curious at heart... this dreamy period home stands on the site of an 800-year old medieval hospital, located just outside one of four grand gates into the Bury St. Edmunds Abbey.

Protected by a Pope and English royalty, this five-bedroom storied home is poised for a new lease of life. Believed to have been founded circa 1220 during the abbacy of Hugh II (1215-29), St. Nicholas was a charitable place of hospitality for the poor, a leper hospital and likely a stopover for pilgrimages to the shrine of the martyred King, Saint Edmund. A few centuries later, its fateful demise was sealed by King Henry VIII's dissolution of the monasteries in 1539 at a time when the Abbey of Bury St Edmunds was one of the richest Benedictine monasteries in England. Around this time part of the building was converted into a dwelling and remnants of the oldest timber-frame Tudor core remain to this day, exemplified by a stunning late 15th century / early 16th century red brick chimney stack with an attractive diaper patterned base.

The unique grade II* listed status is resultant of the property's siting on a medieval hospital with the incorporation of various fragments, especially evident in its beautiful ruinous and recently restored flint knapped boundary wall, which envelops a majestic hidden garden. Listed building consent for the removal of a garage was recently implemented and now provides a gated gravel entrance drive for much coveted off-street parking (up to four vehicles). There has been updating of the central heating system throughout. Early indications of a modern kitchen extension are positive should a buyer wish to exercise this option (refer to our 'agent's notes') while overall the house is a blank canvas of endless interior design possibilities.

Special tribute is to be paid to the garden, framed by a superior Cedar tree that creates a breath-taking visual canopy. Completely private and extensive at up to a third of an acre, there are various pockets of intrigue ripe for the horticultural enthusiast with uncovered pathways and mature shrubs. The intricate stone tracery window is proudly visible on the corner of Hollow and Barton road, relocated after 1811 from the east elevation of St Petronilla, another medieval hospital situated in Southgate Street (refer to our 'provenance' and 'great outdoors').



Each elevation presents a very pleasing and eclectic mix of architectural styles - all of which enhance this truly historic home.

- James Sawyer, Director of Whatley Lane

A bright, empty room with large windows, a wooden floor, and a white door. The room features a large bay window on the left with dark green curtains and a white radiator below it. A central glass door with a decorative transom is flanked by more green curtains. To the right is another window with a white radiator underneath. A white six-panel door is on the far right wall. A single pendant light hangs from the ceiling. The floor is made of wide wooden planks.

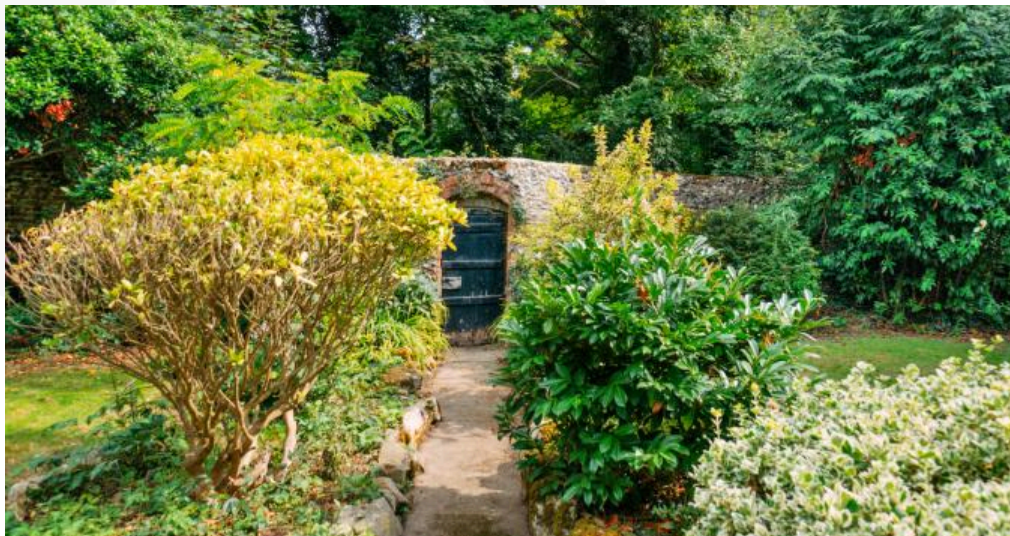
DOWNSTAIRS

Largely altered and extended in the 17th, 18th and 19th centuries, the impressive elevations showcase an eclectic mix of architectural styles with a blend of Classical, Gothic and Jacobean.

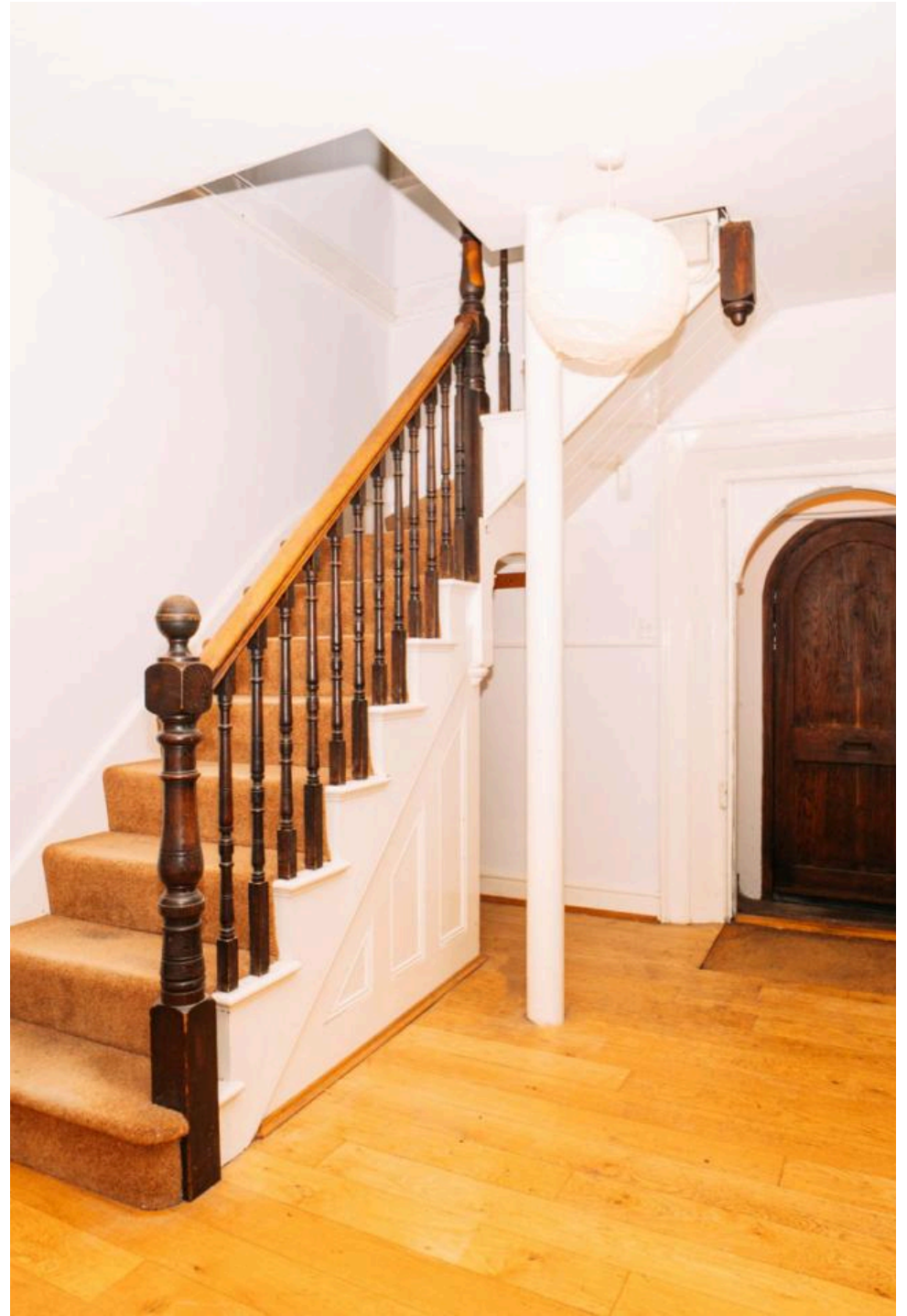
The façade festooned in architectural marvels is approached by rounded steps - the top stone being a re-used sundial - to an entrance porch with a pretty Jacobean wood carved settle that opens leading to a large reception hall with a period staircase and an attractive Jacobean rear door in line with the front entrance door.

Aside from the wealth of period features throughout, both of those on display and those yet to be revealed, of particular note are two substantial bay windows that complement the two large light-filled principal reception rooms - perfect for entertaining - one of which in turn opens to a separate space that would double as the ideal study / snug or playroom. Exposed wood floors and a fine fireplace surround with panels of both brown and white figured marble set the tone. At one wing is a vaulted kitchen with a serving hatch to the dining room, adjacent utility room and walk-in pantry. A scheme has been consulted on to re-configure the space with an innovative modern extension, should it be required.

Below ground is a large brick cellar divided into two cells - the ideal wine storage.



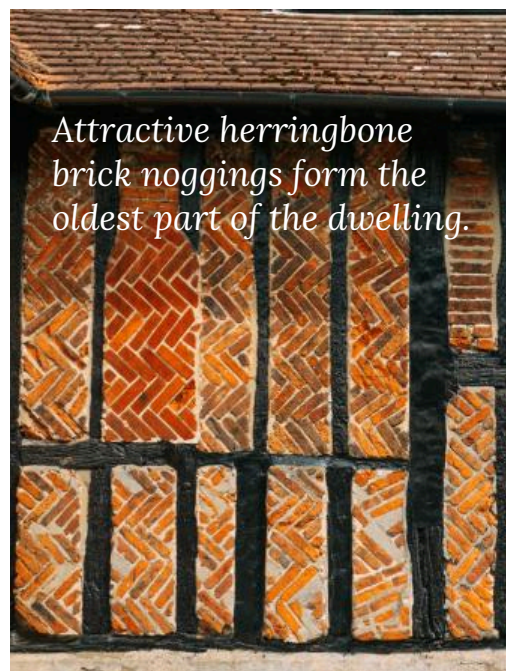
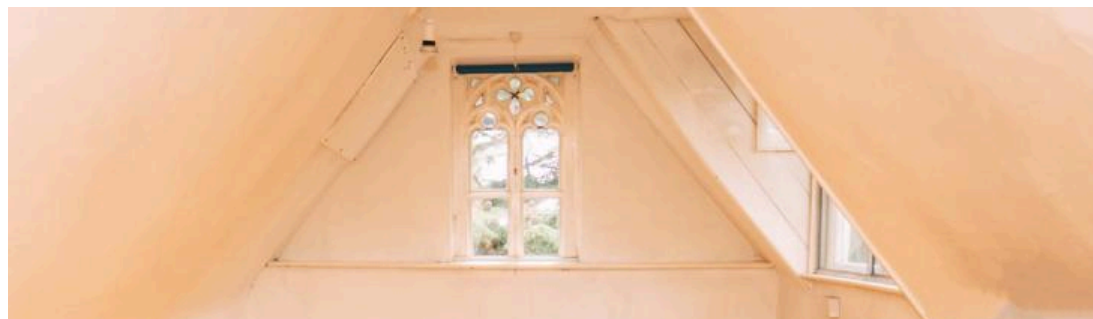
A pretty Jacobean wood carved entrance hall settle greets you in the porch.





Arranged over four floors, the five bedroom accommodation of the upper storeys make for a history-rich family home.

On the upper floor, delightful heavy cross-beams are exposed and in parts the rarity of original wide oak floorboards are on show. The bedrooms are served by two bathrooms and the updating of the central heating system gives way to a blank canvas for finishing touches that will create a unique signature on this home. A mix of dormer, bay, sash and skylight windows draw in plentiful natural light. In particular the second floor gable end features a mullion window with a view high up in the tree tops.

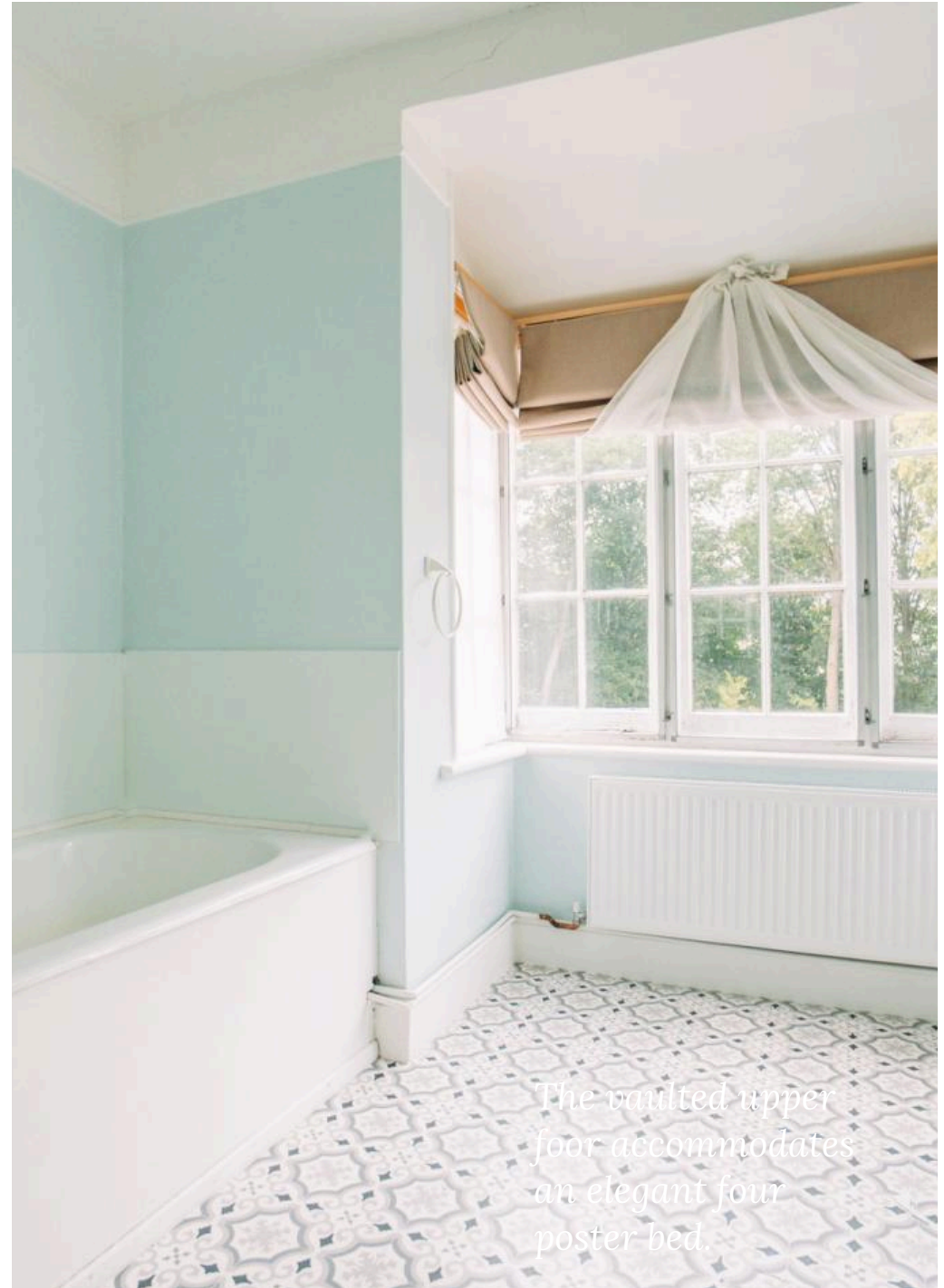


Attractive herringbone brick noggings form the oldest part of the dwelling.

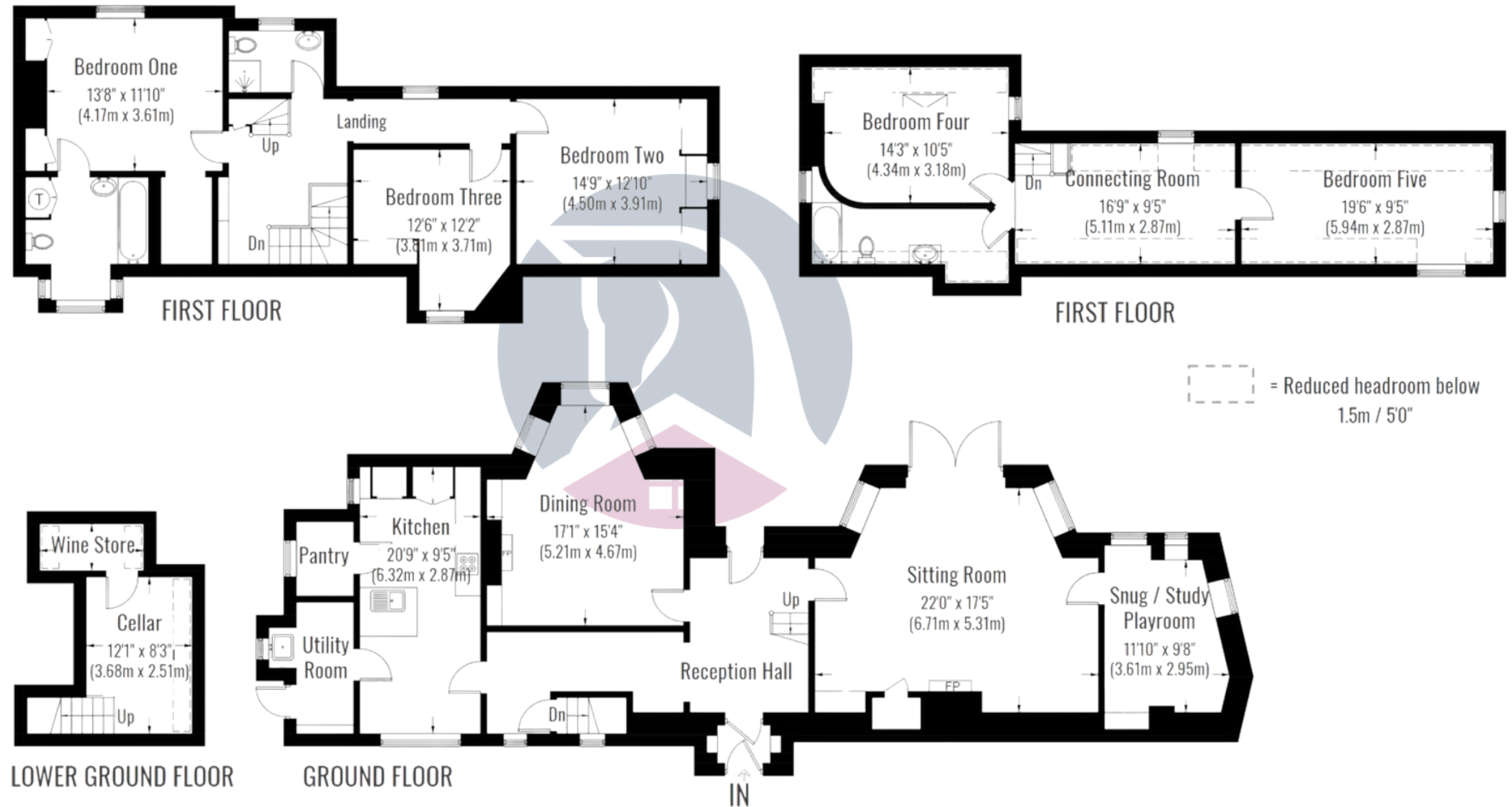




UPSTAIRS



FLOORPLAN



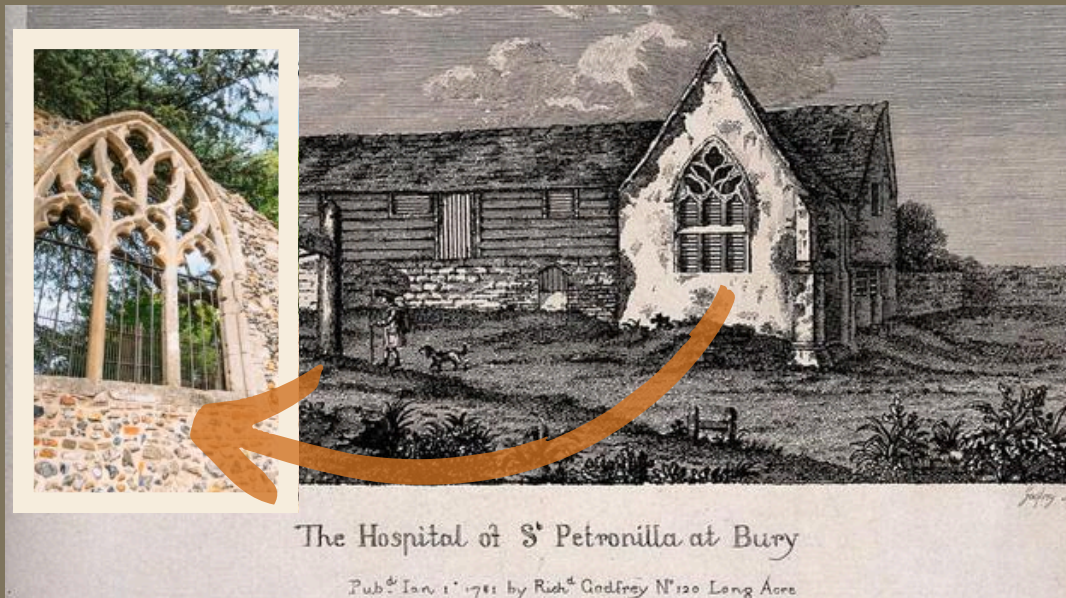
Approximate Gross Internal Area (GIA) | 262 sq m or 2821 sq ft

THE GREAT OUTDOORS

Given its peripheral town centre setting, the extensive private and established walled garden is truly a joy to behold.

Cedar and Horse Chestnut trees frame the exceptional outdoor amenity with various pockets of interest to delight horticultural enthusiasts. Plentiful coveted off-street parking has recently been created which adds an invaluable asset to the home. A short walk away is the Abbey Gardens parkland with newly installed tennis courts, as are the bustling bars, award-winning restaurant scene and boutique shopping of the Market Square and surroundings.

The romance of the ruinous and recently restored flint knapped boundary wall is crowned by a beautiful tracery window which was relocated from another medieval hospital, St. Petronilla's in Southgate Street, by Philip Bennet of Rougham around 1811 who owned the site of St. Nicholas' at the time (see below 1781 engraving).







Listed building consent for the removal of a garage now creates a gated gravel entrance drive for much coveted off-street parking (up to four vehicles).





*The façade festooned
with architectural
marvels.*

LOCATION



PROVENANCE

In 1224, King Henry III, at the mere age of 16 years old, granted a two-day annual fair to coincide with the Vigil and Feast of St. Nicholas' Translation to raise funds for the hospital on 8 and 9 May. The licence, which was witnessed by the Bishop of Bath and Wells, was signed by the monarch at Bury St. Edmunds. During the King's long reign he would again visit Bury St. Edmunds to grant letters of protection to the master and brethren of St. Nicholas' Hospital and to order no wrongdoing against its lands, rents and other possessions (1267).

Pope Honorius, in his letters of protection of 1225, confirmed the hospital's possessions, in particular those given by the Abbott and monks and forbade the levying of tithes on its land and livestock.

Life in a medieval hospital was strictly governed by a tight set of rules regulating those visiting and working there alike. It would appear that not all fulfilled their duties so religiously and a weak master meant a risk of the brethren taking full advantage of the situation. As is the case with St. Nicholas when in 1355 the hospital received a formal visit from Abbot William of Bernham, along with the sacrist, Brother Nicolas of Wortham and the abbot's clerk, Mr Edmund of Mildenhall in order to correct and reform any weaknesses. Shortly after this visitation the master and brethren were suspended!

The hospital would ultimately meet its demise in 1539, together with the great Benedictine Abbey of Bury St. Edmunds, following the dissolution of monasteries by King Henry VIII.

Rowe, Joy. (1958), Medical History, Volume 2, Issue 4, The Medieval Hospitals of Bury St. Edmunds. UK. Cambridge University Press. pp. 253-263

Milner, J Brian. (2013), Six Hospitals and a Chapel: The Story of the Medieval Hospitals of Bury St Edmunds, Suffolk. J Brian Milner. pp. 49-54



Pope Honorius III



King Henry III



King Henry VIII



'View of ruined chapel with a Gothic window in Bury St. Edmunds'. 1821 etching by Jacob George Strutt. British Museum.

AGENT'S NOTES:

TENURE

The property is available For Sale FREEHOLD with vacant possession upon completion.

PLANNING

Paul Scarlett of Architects, *Brown & Scarlett*, has had positive pre-application discussions with the Council's Principal Conservation Officer regarding the potential for a modern, innovative and attractive kitchen extension for the Grade-II* listed home. Paul would be happy to discuss this with any potential purchaser.



SERVICES

Mains water, electricity, gas-fired central heating. Mains drainage. 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 G - £3,641.45 per annum (01 April 2025 - 31 March 2026).

VIEWING ARRANGEMENTS

Strictly by prior appointment through the sellers' sole agent: Whatley Lane. If there is anything of importance, please contact us to discuss in advance of the viewing.

DIRECTIONS

From London / Cambridge / Newmarket (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 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 until reaching the traffic lights at the end of Northgate Street street, then turn left into Eastgate Street. Continue along until reaching the roundabout, turning into Hollow Road where St Nicholas can be found on the right marked by our For Sale board.

From the town centre (on foot) leave the Market Square, proceed down Abbeygate Street into Angel Hill and either continue along through the Abbey Gardens crossing the River Lark or walk along Eastgate Street.



CLIMATE POSITIVE

We are conscious participants in the built environment, and rooted in the business is our tree planting mission.

For each sale and letting successfully completed, we cover the cost of tree planting by contributing part of our commission to worldwide reforestation projects through our impact partner: Ecologi.

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

- James Sawyer, Director of Whatley Lane

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HOLLOW ROAD
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