



HAM HOUSE

GARLAND STREET
BURY ST EDMUNDS
SUFFOLK



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The wide welcoming reception hall alludes to its storied past, formerly a butchers and ham curing premises.

- James Sawyer, Director of Whatley Lane



INTRODUCTION

Beautiful three bedroom refurbished 19th century townhouse with many unspoiled period features, nestled in a desirable town centre residential enclave.

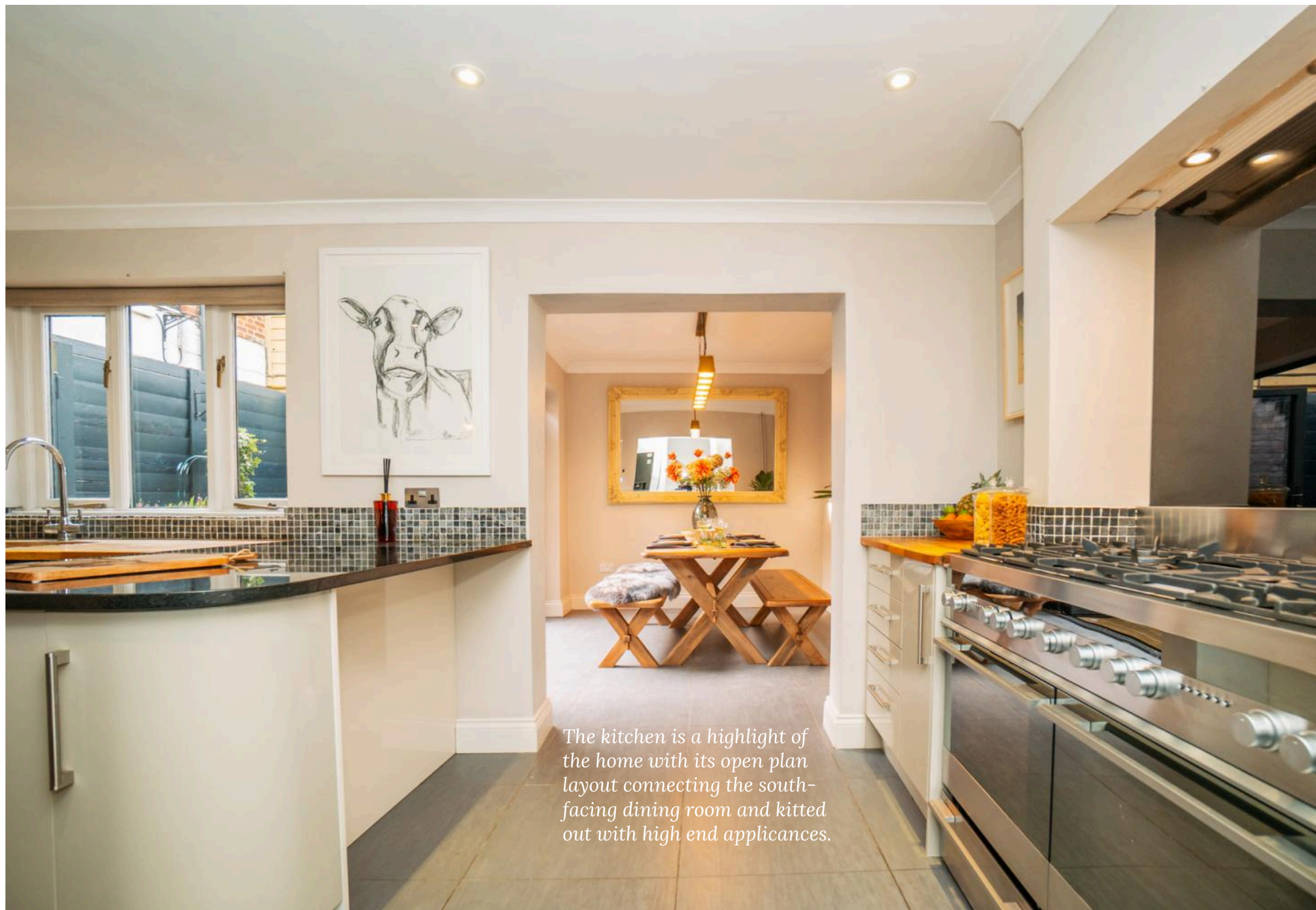
'Ham House' presents an attractive white brick façade with striking stone window lintels painted in *Farrow & Ball* Railings. Upon entering, you are greeted by a wonderful wide entrance hall with its alluring Victorian red and black quarry tiled floor. Having high ceilings throughout, a pair of waffle glass pendant lights by *Pooky* add some drama. The sitting room is an attractive and snug space with working period shutters and a wood burning stove set on slate. Again lighting sets the scene with a stylish pendant complemented by two elegant wall lights.

A beautifully presented kitchen/breakfast room - the hub of the home - has an extensive array of cabinetry finished in a buttermilk hue, the varnished oak worktops are juxtaposed by a sleek curved granite overlaid breakfast bar. Appliances include: a stunning stainless steel *Fisher & Paykel* gas cooking range with dual ovens and plate warmers set within a former fireplace recess; a large double door American-style fridge/freezer by *Siemens* and a *Samsung* washer/dryer. The sink is positioned with a view of the courtyard. Underfloor heated Karndean stone tiles flow through to the impressive open-plan dining space with the focal point being a statement brass pendant light while triple zinc bi-fold doors bring the outside in, ideal for entertaining. The cellar is a preserved historic curiosity and reveals the home's storied past. Stone carved initials 'JEM' refer to John Morris, who in 1874 is listed as a pork butcher and ham curer operating from the premises. The brick arched cellar niches would have been used for salt packing. The original slate for carving and a steelyard measuring scale remain intact.

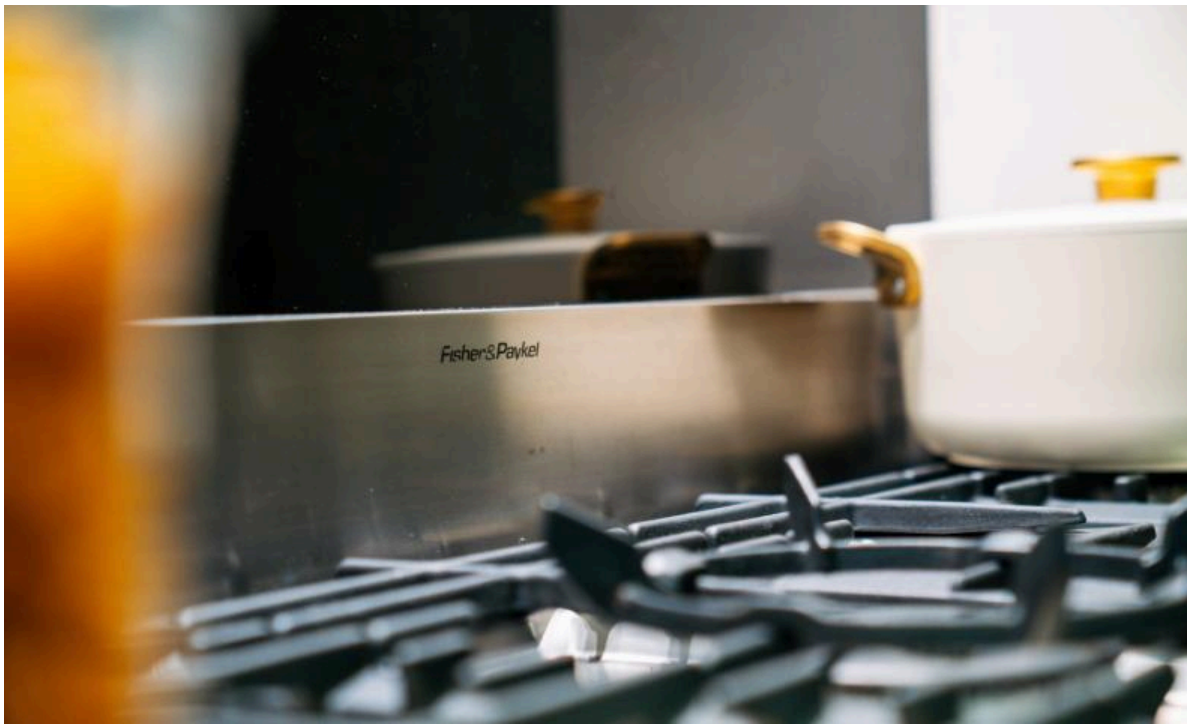
Upstairs the landing opens up to three well-proportioned bedrooms. The principal has triple wardrobes and further storage cupboards above while a large west-facing sash window fitted with plantation shutters basks the space in evening sunlight. The bathroom lends continental flair with its black and white chequer floor tiles, tall sash window with working shutters, porcelain sanitaryware including a large tub with glazed shower and chrome Belgian fittings.


Conveniently located in Bury St. Edmunds, situated in a prime residential enclave that forms the conservation area defined by intersecting Well Street, Orchard Street, Cannon Street and Garland Street. The rail station is within easy walking distance, as is the town centre with *Marks & Spencer* only a stone's throw away. A good gastropub *The Old Cannon Brewery* and Michelin star restaurant *Pea Porridge* are close by. The A14 provides excellent access to the University City of Cambridge, heritage coastline and Central London via the A11/M11.

The comfortable sitting room painted in Farrow & Ball 'Mouse's Back' has as its focal point a cosy wood burning stove, surmounted on slate.



The kitchen is a highlight of the home with its open plan layout connecting the south-facing dining room and kitted out with high end appliances.





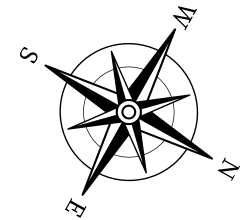
Triple zinc bi-fold
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FLOORPLAN




THE GREAT OUTDOORS

SECLUDED SOUTH-FACING DECKED COURTYARD WITH SEPARATE GATED STREET ACCESS

From the dining room, triple zinc bi-fold doors slide open to reveal a south-facing low-maintenance decked courtyard garden. Fully enclosed and with much coveted separate gated street access, ideal for bin / bicycle access.



A photograph of a historic cellar. The walls are made of white stone or plaster, showing signs of age and wear. On the left, there is a large arched niche with a red brick interior. Inside this niche, a dark, curved object, possibly a scale or a piece of equipment, is visible. To the right of the niche, there is a smaller arched opening in the wall. The ceiling is made of wooden beams, and a long fluorescent light fixture is mounted on it. The floor is made of concrete or stone. The overall atmosphere is one of a well-preserved but aged historical space.

The cellar is a preserved historic curiosity and reveals the home's storied past. Brick arched cellar niches would have been used for salt packing. The original slate for carving and a steelyard measuring scale remain intact.

LOCATION



Source: Open Street Map

PROVENANCE



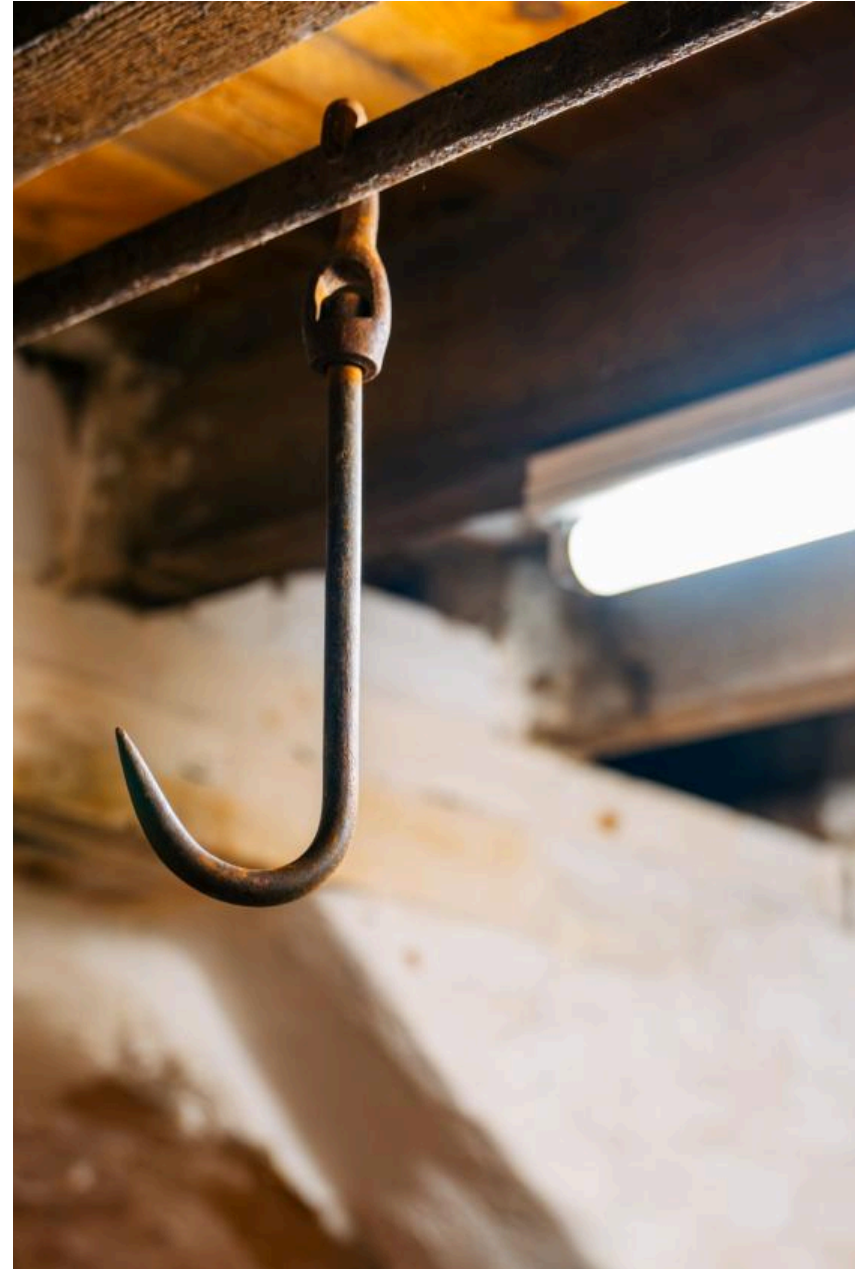
Pictured above: illustration of 'The Butcher Boy' in London Characters by Horace W. Petherick, 1875.

A stone carved window lintel to the rear of the property has inscribed 'JEM REBUILT 1892'. The initials refer to John Morris, who according to Pawsey's directory of 1874 is listed as a Pork Butcher and Ham Curer at 16/16a Garland Street

The cellar reveals its storied past. There are several arched recesses for storing goods and likely once hosted salt packed hams. Fixed to the ceiling joists is a steelyard (*pictured right*). This is a portable balance with two unequal arms, a longer one with a sliding counterweight and a shorter one with a hook or pan to hold the object being weighed. The user moves the counterweight along the longer, graduated arm until the bar is horizontal, which indicates the weight of the object.

Additionally, there are slate carving counters. The wide entrance hall alludes to the home's former use and likely was fitted with double doors for customer and staff access.

The separate gated street access is also likely where horse and carts pulled in to the rear to collect meats for customer deliveries. 'Rebuilt 1892' may refer to when the property was reorganised and converted as a dwelling.



AGENT'S NOTES:



TENURE

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

CONSERVATION AREA

The property is situated in one of the town centre conservation areas.

DIRECTIONS (IP33 1EZ)

From London/Cambridge (by car) 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. Then, after 125 metres turn right into the concealed entrance of Cadney Lane and then left into Cannon Street, turning into Garland Street and 'Ham House' is 125 metres along the street on the right hand side marked by our For Sale board.



what3words///communal.iceberg.mentioned



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)

Council Tax Band C - £1,942.11 per annum (01 April 2025 - 31 March 2026)

EXCELLENT CONNECTIVITY

BY ROAD

A14	1.1 miles
Stowmarket	15 miles
Newmarket	15 miles
Ipswich	27 miles
Cambridge	30 miles
Heritage coast	46 miles
Stansted Airport	50 miles
London (Central)	83 miles

BY RAIL (FROM STOWMARKET)

Newmarket	17 mins
Ipswich	28 mins
Cambridge	41 mins
London Liverpool Street	1hr 47 mins

CLIMATE POSITIVE

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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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