



WELL STREET

Bury St. Edmunds | Suffolk





The ultra modern open-plan living space of the three-storey extension is light and airy with lofty appeal from the vaulted ceiling and bi-folding doors to the walled garden, contribute to the voluminous feel

31 WELL STREET

BURY ST. EDMUNDS | SUFFOLK

- Substantial restored Georgian period four-bedroom townhouse fuses the modern & historic with a three storey extension
- Coveted street of national acclaim within historic Bury St. Edmunds; town centre walking distance & A14 ease-of-access
- Formal drawing room for use as dining room/study & modern open-plan part vaulted kitchen with island, walk-in larder
- Principal bedroom with spacious en-suite bathroom & interconnecting bedroom for use as a large nursery / dressing room
- Cossetting sitting room area with wood burning stove, exposed wood floors & bi-folding doors
- Set back from the road with a leafy front garden & glorious walled garden to the rear, Cathedral views & bicycle/bin store
- Two cloakrooms & dog-friendly wet room while shower room serves large bedrooms
- **Good news: no onward chain!**
- Converted cellar with extensive storage & separate brick vaulted wine store



Superlative late Georgian residence extended three storeys in coveted address with front & rear gardens

Prominently situated on a coveted street of national acclaim - voted 'best street to live in the UK' by the Sunday Times - is this four-bedroom Georgian gem. Following a comprehensive restoration in recent years the historic sympathetically fuses with the ultra modern. Of particular note are the well preserved period details including fireplaces, exposed wood floors and high ceilings on all floors. The modern extension resulted in extensive new lighting, plumbing and underfloor heating systems behind the scenes while inspired interior spaces flow seamlessly from the part vaulted open-plan kitchen area with central island, bi-folding doors and large walk-in larder. The more formal drawing room could be used as either dining room or study while the principal bedroom suite has the benefit of an interconnecting bedroom to double as a large dressing room/nursery. Plenty of wash facilities and cloakrooms including dog-friendly wet room. Cavernous converted cellar and a brick vaulted wine store.

The house is set back from the road with its front garden - a celebrated feature of the handsome curved streetscape - as is the glorious brick and flint walled garden to the rear providing an enclosed oasis in which to entertain and relax. Useful separate gated bicycle/bin store. Parking permits in operation.

31 Well Street is located within the historic Cathedral town of Bury St. Edmunds and occupies one of the principal conservation areas and arguably one of the most desirable residential enclaves (a golden triangle formed by intersecting Well Street, Garland Street, Orchard Street and Cannon Street). There is an exciting foodie scene with neighbouring *Pea & Porridge* - the first and only Michelin star restaurant in Suffolk - *The Northgate* boutique hotel and restaurant with its buzzing cocktail bar and the wholesome offerings at the Old Cannon microbrewery and gastropub. *Marks & Spencer* is also within striking distance as is the Market Square and bustling Abbeygate Street with its bars, restaurants and boutique shopping. Eclectic St. John's Street is very close by. The rail station is a short walk away running lines to Cambridge-Ipswich and London beyond. Equally the A14 is easily accessible via nearby Northgate Street connecting A11/M11. Refer to our Situation page to discover more.

ACCOMMODATION

WITH APPROXIMATE MEASUREMENTS

Arguably one of the most appreciated streets in the town centre and consequently highly sought after, Well Street is made up of a selection of terraces of three and four houses by local builder - James Emmerson & Son - who resided here in the 1800s. Behind its handsome white brick façade, the accommodation extends to 2283 ft² (212.1 m²) and would appeal to a broad range of buyers: those downsizing and young families - all who require town centre convenience and all important outdoor amenity with its glorious walled garden and set back by its leafy street frontage.

Ground Floor

RECEPTION HALL

Stone steps rise to a sage green four panelled door with an illuminated deep pilaster architrave that opens into a long entrance hall with exposed wide plank wood floors and a runway of recessed lights which creates a vista towards the modern open-plan extension to the rear. Stairs rising to first floor and doors to:

WET ROOM

An attractive partially glazed stained glass door leads to a versatile wet room space ideal for dog wash with lined floor comprises soakaway and double doors pull back to reveal work surface with basin and extendable shower hose. Space and plumbing below for a washing machine and dryer. Further door to:

CLOAKROOM

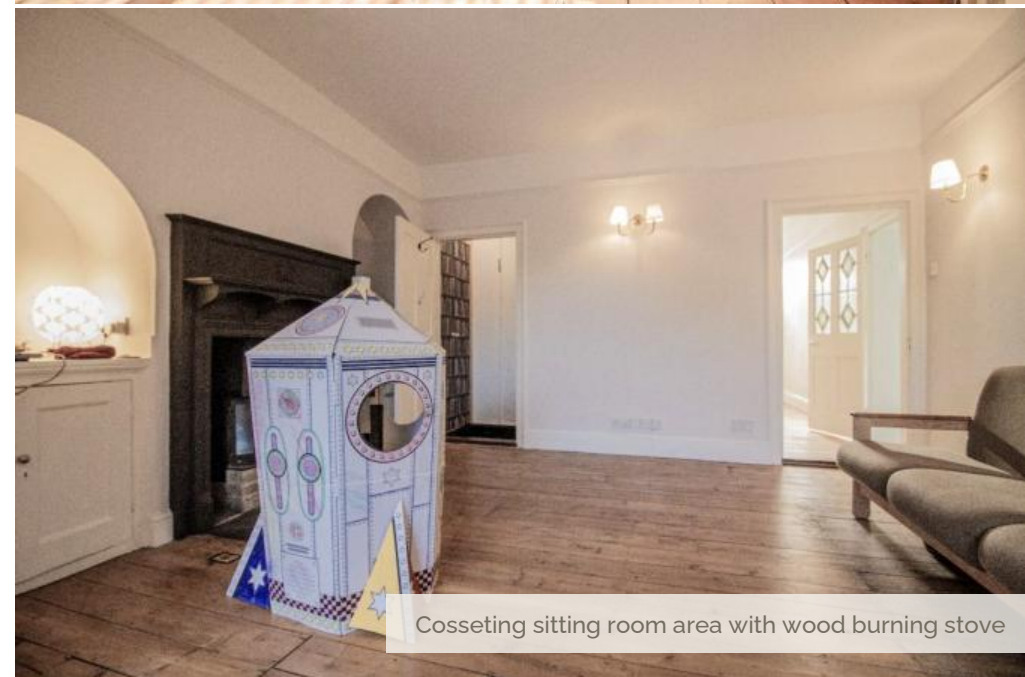
Ground floor cloakroom with frosted window to front aspect and comprises pedestal basin, wc, heated towel rail, extractor fan, mirror with wall light. Recessed lighting.

DINING ROOM / STUDY 14'7" x 11'0" (4.50m x 3.40m)

An elegant formal living space that could double as either a dining room or study. Large twelve pane sash window to front garden aspect fitted with privacy blinds. The focal point is a cast iron basket feature fireplace with wood mantelpiece and stone hearth framed by a pair of symmetrical alcoves fitted with cabinetry and shelving. Picture rail and ceiling rose. TV point. Four wall light points. The exposed wood floor theme continues from the Reception Hall. Victorian-style radiator.



This elegant formal living space could double as a dining room or study



Cossetting sitting room area with wood burning stove



Kitchen fitted with high-end appliances, island / breakfast bar and a walk-in larder



Basement with extensive storage and door to brick vaulted wine store

Ground Floor (cont'd)

SITTING ROOM 14'4" x 11'1" (4.40m x 3.40m)

A cossetting lounge area with the open-plan aspect beyond is complete with a period fireplace and wood burning stove surmounted on a stone hearth with decorative mantelpiece. Again either side are a pair of alcoves fitted with cabinetry. Picture rail. Two wall lights and three-pin table lamp points. TV point. Exposed wood floors. Tall radiator. Door to basement level.

OPEN-PLAN KITCHEN / BREAKFAST / DINER 19'0" x 15'3" (5.80m x 4.70m)

A stone floor with underfloor heating divides the old and new of the open-plan living area as the flow of the entertainment space leads through to the part vaulted ultra modern extension. The lofty appeal of the relaxed dining area is accentuated by two skylights fitted with sun blinds while a bi-folding door with accented windows above rolls back to bring the outside in. Two ceiling media speakers. Four wall light points.

The kitchen area is the centrepiece and revolves around a central island with power points and breakfast bar while extensive all and base cabinetry in a gloss cream is arranged in a L-shaped layout. Marbled Corian work surfaces wraparound with task lighting above, part of a four-way ambient lighting system, with a one and a half sink and mixer tap inset. A mix of deep pan drawers and intelligent space saving corner cupboard system. High-end integrated appliances include: *Bosch* five-ring gas cooking hob with extractor, *Siemens* dual oven and grill, *Smeg* dishwasher and *Bosch* fridge/freezer. Recessed lighting. Window to garden aspect fitted with privacy blind. Door to:

WALK-IN LARDER

Connecting to the hub of the home is the benefit of a large walk-in larder/pantry with an abundance of storage shelves and space for a further refrigerator or freezer. Stone floors continue through. Recessed lighting.

Basement

CONVERTED CELLAR 14'7" x 14'4" (4.40m x 4.40m)

Double doors lined in faux bookcase wallpaper provide deep storage. Stairs descend to a cavernous converted cellar with banks of work surfaces and wall-mounted and base units to provide excellent storage. Meter cupboards. Mix of recessed and strip lights. A fully glazed cellar light well lets in plentiful natural light. Wall-mounted gun safe. Door to:

WINE STORE

A brick lined and vaulted former coal store with ventilation would make the perfect lockable gated wine store. Flush ceiling light.

First Floor

Stairs with elegant wood balustrade rises to a large landing area. Window to rear aspect fitted with privacy blind. Recessed lighting.

BEDROOM FOUR 14'10" x 9'10" (4.50m x 3.00m)

Forming part of the new extension, double doors partly stained glass lead to a pleasant bedroom with a pair of windows fitted with privacy blinds, which provide wonderful south-facing roof top views and towards the Cathedral tower on the horizon. Pair of doors conceal central heating boiler and water softener. TV point. Radiator.

CLOAKROOM

A separate cloakroom with frosted window to front aspect and comprising: wall-mounted basin, wc, heated towel rail, stone effect vinyl floor. Recessed lighting.

BEDROOM THREE 14'8" x 14'4" (4.50m x 4.40m)

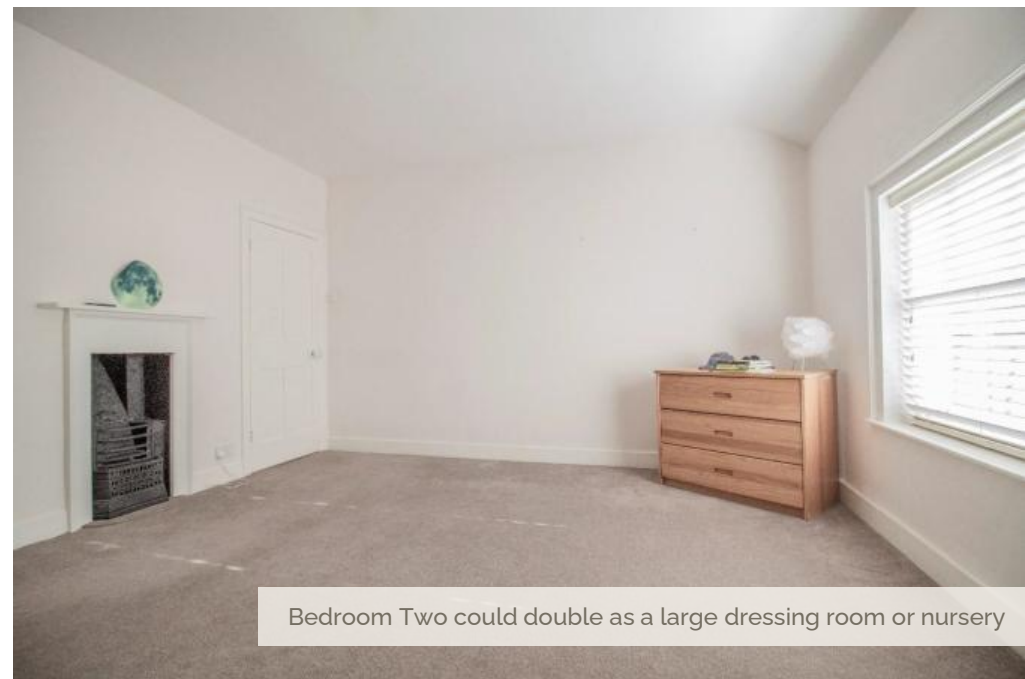
With large twelve-pane sash window to front aspect fitted with privacy blinds, the space is perfectly proportioned. A focal point is the cast iron feature fireplace. Picture rail. Dimmable lighting. TV and phone points. Radiator. Door to:

WALK-IN CLOSET

The added bonus of a walk-in closet fitted with an array of hanging rails. Ceiling light.

SHOWER ROOM

With sash window to rear aspect fitted with privacy blind, the suite comprises: large glazed walk-in shower with fixed rain shower and separate shower hose, pedestal basin, wc. Mirror. Shaver point. Extractor fan. Picture rail. Stone effect vinyl floor. Recessed lighting. Full-height heated towel rail.



Second Floor

Stairs rising to further landing with loft hatch and recessed lighting. Doors to:

BEDROOM TWO 14'7" x 12'8" (4.40m x 3.90m)

Sash window to front aspect. Cast iron eature fireplace. Dimmable lighting. TV point. A further inter-connecting door to the principal bedroom suite makes this versatile space ideal as a large nursery or dressing room. Radiator.

PRINCIPAL BEDROOM SUITE 16'9" x 11'5" (5.10m x 3.50m)

Window to rear aspect. TV and phone point. Radiator. Door to:

EN-SUITE BATHROOM 14'10" x 9'10" (4.50m x 3.00m)

Forming part of the new extension with its stunning south-facing views over the roof tops again towards the Cathedral tower on the horizon. Comprises: claw-foot bath tub, walk-in shower with detachable shower hose, twin circular basins with mixer taps surmounted on a wood base, wc. Part tiled. Extractor fan. Recessed lighting. Full-height heated towel rail.



FRONT & REAR GARDENS

A wrought iron fence and gate leads into the picturesque front garden laid with flagstones and cobbles. Clipped hedging and beautiful mature climbing foliage softens the scene. A useful gated section provides for a bicycle / bin store. To the rear is the glorious brick and flint walled garden with shed, outdoor tap and lighting. Partly laid with lawn and the rest forms a pleasant seated terrace. This garden oasis has mature beds planted with honeysuckle, montana climber, ferns, peonies, fushias, genariums and a rambling rose.

To further enjoy are the award-winning Abbey Gardens with its parkland setting and newly laid tennis courts – all only a very short walk from the property.





Glorious brick and flint walled garden creates a wonderful space and the ideal outdoor amenity in which to relax and entertain



Nearby amenities: red heather in Cavenham Heath Nature Reserve (left); 7 acre Wyken Vineyard and Leaping Hare restaurant (top right); majestic National Trust Ickworth House and Park (bottom right); oldest surviving Regency playhouse in England, Bury St. Edmunds (centre)



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.

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



Market Square (walk)	2 min
Bury St. Edmunds (A14)	1 mile
A11 (M11)	20 (30) miles
Newmarket	18 miles
Ipswich	25 miles
Cambridge	28 miles



Suffolk Heritage Coast
Aldeburgh
(1 hr / 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)
Heathrow Airport
(2 hrs / 95 miles)



There is a wide choice of excellent schooling, both Private and State, within the area.
Private includes: Culford School (1-19); South Lee School (2-13).
State includes: St. Edmundsbury CEVAP (5-11); King Edward VI School (11-18).
University of Suffolk at West Suffolk College - Further Education.



Elevated south-facing roof top views towards the Cathedral tower



Picturesque front garden and useful gated bicycle / bin store

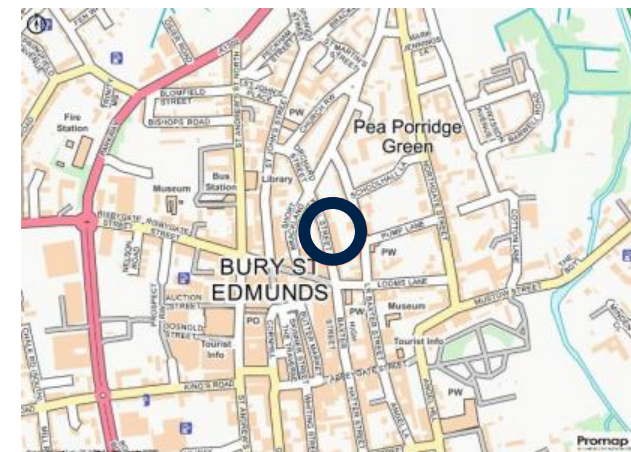
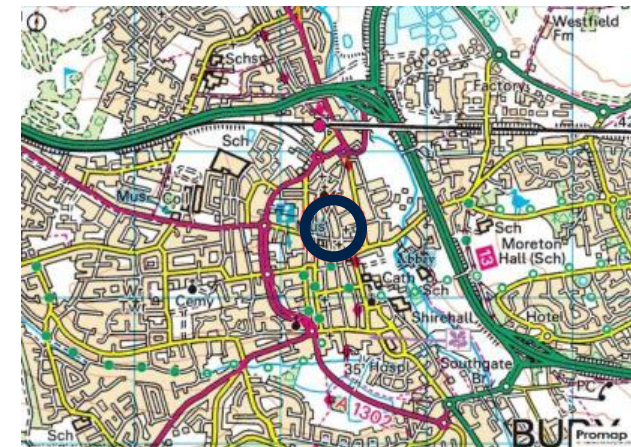
FLOORPLAN

APPROXIMATE GROSS INTERNAL AREA

= 2283 ft² (212.1 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

Property is available FOR SALE freehold with vacant possession upon completion.

SERVICES

Mains water, drainage, electricity and gas-fired central heating. Tado° smart thermostat system established across multiples zones.

LOCAL AUTHORITY

St. Edmundsbury District Council (01284 763 233)

Tax band E – £2,550.03 (2024/25)

VIEWING ARRANGEMENTS

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

DIRECTIONS (IP33 1EQ):

From London/Cambridge/Newmarket (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. Continue along and just before reaching the traffic lights at the end of Northgate street, turn right into Looms Lane. At the junction with McDonald's and Marks & Spencer on your left, turn right into Well Street and No. 31 can be found 60 metres on the right hand side.

From the town centre (on foot) leave the Market Square, heading north east and proceed along the pedestrianised walkway passing Moyse's Hall Museum on the left hand side and Starbucks on the right hand side, turn right passing McDonald's, then left into Well Street and No. 31 can be found 60 metres on the right hand side.



Aerial view of snow capped Well Street



Bury St. Edmunds

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