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Hardwick Lane, Bury St. Edmunds





## Hardwick Lane, Bury St. Edmunds IP33 2LE

Guide Price £575,000

Stunning detached former Lodge in one of the towns most desirable settings

Understood to have been built in 1844 as a lodge for the Cullum family at Hardwick House and listed Grade II as being of particular historical and architectural interest, this stunning detached house is built on a unique Y-shaped plan of flint with red brick dressings beneath a slate roof with incredible Barley twist chimneys. The house retains a wealth of original features including period fireplaces, ledge and brace doors, and cast-iron casement windows with iron latticed glazing in moulded red brick reveals.

Benefitting from gas fired radiator central heating, the charming accommodation in brief comprises of an entrance hall with cupboard, stairs off to first floor and door to a cloakroom and door leading through to a cosy sitting room, full of personality with fireplace and stove with small study area off. The dining room is a delightful reception room for entertaining, again with fireplace and windows offering views across the gardens. The kitchen breakfast room is fitted with a range of units providing plenty of drawer and cupboard space beneath preparation surfaces and with space for range oven and fridge/freezer. There is a sink with drainer, gas fired boiler and windows and door to garden.

On the first floor is a landing with cupboard and leading to four comfortable bedrooms and all of which retain the original windows offering delightful views across the gardens. A spacious family bathroom with bath and separate shower enclosure completes the accommodation.

### Outside

The house is approached along a shingle driveway providing ample off road parking and turning space. The gardens are a delightful feature being stocked with an abundance of flowering plants, shrubs and trees, whilst providing the occupants with a good degree of privacy, particularly during the summer months. There is a greenhouse, charming garden room/studio and also a separate utility room with adjoining workshop.

### Location

Hardwick Lane is one of the most desirable areas within the town and is very convenient for access to the West Suffolk Hospital and town centre. The property is close to well-regarded schools and sports facilities, uniquely independent shops, well known high street stores, the beautiful parks, cinemas, theatres and restaurants for which the town is famously known as the 'jewel in the crown of Suffolk'. The house is close to everything that gives Bury its distinct reputation for bringing together the best of old and new, with its rich history and its broad range of venues for dining, shopping and relaxing. These include an impressive fresh produce market every Wednesday and Saturday. The town is renowned for its beautiful Cathedral and for the leafy and floral Abbey Gardens with its impressive medieval ruins, all just a short stroll down from the colourful boutiques and cafe culture of the town centre.

It is easy to see why people want to settle in Bury and make it their home. This property is close to the excellent rail and road networks which make London and Cambridge easily commutable, along with giving access to the fine range of town, country and coastal destinations of East Anglia. Additionally, for international

- Entrance hall
- Sitting room with fireplace and stove
- Dining room
- Kitchen breakfast room
- Cloakroom
- Four bedrooms
- Family bathroom
- Ample parking, workshop, utility room, garden room
- Charming gardens
- Sought after town location

destinations, Stansted Airport is only about an hour's door-to-door journey from the house.

### Directions

From the town centre proceed west along Westgate Street and into Out Westgate. Turn left at the traffic lights into Vinery Road. Proceed up the hill and turn right into Hardwick Lane, where the house will be found on the right.

### Services

All mains services are connected. Council tax band D

