



DAVID
BURR

The Old Vicarage,
St. Marys Square,
Bury St. Edmunds, Suffolk.



Well placed for town centre amenities and the train station. Cambridge is a 35-minute drive away and Stansted Airport about 50-minutes. The A14 trunk road bypasses the town itself and provides quick access to the East coast in one direction and the Midlands and London via the M11 in the other.

- Splendid town house with an elegant façade.
- Versatile accommodation that could provide 9 bedrooms if required.
- 6300 sq.ft. of accommodation.
- Retains exceptional character throughout.
- Extensive off-road parking and garage.
- Cellarage - ideal for wine storage or conversion (subject to any necessary consents).
- Enjoying a mixture of rooftop and countryside views.
- Large walled sunny garden.

The Old Vicarage,

7 St. Marys Square,

Bury St. Edmunds, Suffolk. IP33 2AJ

An elegant Grade II listed town house with versatile accommodation of considerable character and the added benefit of ample off-road parking, garage and generous walled garden.



LOCATION

The Old Vicarage is located on St. Marys Square, a highly regarded part of Bury St. Edmunds. The house is steeped in history and well placed for amenities and the train station in one direction and countryside walks in the other. The A14 trunk road bypasses the town and in turn affords quick access to the East coast (approximately 40 minutes) in one direction and in the other Cambridge (about 35 minutes) and Stansted Airport (about 50 minutes). Bury St. Edmunds offers a comprehensive range of amenities and schooling for all ages. Local private schools of particular note are Culford (4 miles) and Old Buckenham, Brettenham (13 miles).

THE PROPERTY

This former Vicarage was first featured in the rate books for the first time in 1804, probably by Francis Sandys to whom the house belonged until at least 1816. The house has a striking façade with a central doorway that includes a rectangular fan light and a Tuscan porch with plain columns either side. This elegant 3-storey property includes particularly impressive sash windows and an equally attractive rear elevation that has a large bay window off the principal reception room. The accommodation extends to over 6,000 sq.ft. and offers considerable versatility that would suit a range of different lifestyles. The property is well presented throughout and has been subject to much improvement by the current owners with an attention to detail that has ensured the period features are retained throughout. There are lovely views to the rear over the gardens, rooftops and countryside beyond. The cellar offers additional versatility which would suit those with a passion for wine. A large drive provides extensive off-road parking and in turn leads to a garage. The garden is one of the property's most attractive features, generous in size, walled and enjoying sun throughout the day.

POSTCODE: IP33 2AJ

WHAT3WORDS: ///boost.eclipses.circles.

LOCAL AUTHORITY: West Suffolk Council: 01284 763233.

COUNCIL TAX: Band H - £4,369.74 - 2025/26.

IMPORTANT AGENTS NOTES: The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.

VIEWING: Strictly by prior appointment only through DAVID BURR – (01284) 725525.

SERVICES: Main water, drainage and electricity are connected. Gas-fired heating. **NOTE:** None of these services have been tested by the agent.



St. Marys Square, Bury St. Edmunds, IP33

Approximate Area = 6042 sq ft / 561.3 sq m

Garage = 267 sq ft / 24.8 sq m

Total = 6309 sq ft / 586.1 sq m

For identification only - Not to scale







