



KARRELBROOK HOUSE

Northgate Street | Bury St. Edmunds | Suffolk





Lofty and light dual aspect Living Room with large sash windows enjoying rear private residents' garden views

KARRELBROOK HOUSE

NORTHGATE STREET | BURY ST. EDMUNDS | SUFFOLK

- Two-bedroom ground floor apartment within a grand Georgian period property with excellent storage
- Own private entranceway to street frontage & rear gardens; off-street parking & permit
- Fully fitted kitchen with all appliances built-in
- Well-appointed ensuite bathroom & wet room
- Sorry; no pets permitted.
- Ideal location, exceptional town centre convenience within historic Bury St. Edmunds & A14 access
- RAF Lakenheath & Mildenhall are easily commutable within 25 mins
- Charming private residents' garden with specimen trees & al fresco dining area
- Basement storage area allocated to apartment



Stately two-bedroom prime town centre apartment with parking, residents' garden & own entranceway

This graceful two-bedroom apartment forms part of the conversion of a stately Georgian period property which dates back earlier to 1500s. Situated in a prime residential street, this apartment is peacefully located at the rear of the imposing building with garden views while offering generous living areas. The property retains a wealth of period features, including exceptionally high ceilings, large sash windows with shutters and many other decorative details. Two double bedrooms; one with a well-appointed ensuite bathroom with roll-top bath and a further wet room. A particularly large entrance hall could double as a useful study/further living area. The principal rooms provide versatile living space with garden views to the rear aspect. There is also basement storage allocated to the apartment in addition to an off-street parking space at the Farmer's Club with annual private membership perks included and further permit parking.

A side gate leads to an illuminated pathway that provides access to a splendid private residents' garden situated to the rear, which is also accessible directly from the property. Laid mainly to lawn interspersed with specimen trees, there is a seating area for al fresco dining.

No. 4 Karrelbrook House is conveniently located within the historic Cathedral town centre of Bury St. Edmunds and provides excellent A14 access from Northgate Street. Cambridge is easily accessible as are RAF Lakenheath and Mildenhall. The bars and restaurants of Abbeygate Street and the Market Square are nearby. Refer to our Situation page to discover Suffolk.

ACCOMMODATION

WITH APPROXIMATE MEASUREMENTS

No. 4 Karrelbrook House displays a wealth of period features well-blended with modern comforts and benefits from recent updating to a good standard throughout. The flexible, stately accommodation measures approximately 856 ft² (79.5 m²) and will suit a broad range of tenants, whether downsizers, or professionals and our visiting USAF – all who seek the convenience of town living with parking and a garden oasis.

Ground Floor

The apartment is approached via its own separate side access gate which also leads to the rear gardens of the property.

RECEPTION HALL 19'3" x 17'10" (5.86m x 2.39m)

A most spacious entrance hall can make a useful study area / further living area. Wood floor. Partially glazed period door opens into living room. Doors to wet room, kitchen and bedroom two.

WET ROOM / CLOAKROOM

Wall-mounted basin. Wet room style shower. Low level wc. Tiled throughout. Window to front aspect. Recessed lighting.



Lounge area of the large Living Room



Fitted kitchen with built-in appliances



Incredibly large entrance hall could double up as study space



Guest bedroom with tripartite windows let in natural light

KITCHEN 11'3" x 5'6" (3.42m x 1.67m)

Window to side aspect fitted with roller blind. Extensively fitted with wood wall and base units beneath a solid worktop with a one and a half stainless steel sink and drainer inset with mixer tap, and task lighting above and mosaic tiled splash backs. All with integrated appliances including full height fridge/freezer, dishwasher, washing machine, oven and combination oven/grill. A four ring electric hob with stainless steel extractor above. Recessed lighting. Ceramic tiled floor.

BEDROOM TWO 10'9" x 8'10" (3.27m x 2.68m)

Double bedroom with tripartite window to side aspect fitted with privacy roller blind. Spotlight. Radiator. Carpeted. Vaulted ceiling.

SITTING ROOM 18'0" x 12'6" (5.48m x 3.80m)

Accessed from the entrance hall is a wonderfully large dual aspect Sitting Room with garden views. Two large 12-pane sash windows with roller blinds. Period features include exceptionally high ceilings and picture rail. TV point. Wood floor. Door to principal bedroom.

BEDROOM ONE 18'1" x 10'11" (5.51m x 3.34m)

This spacious principal bedroom boasts dual aspect large 12-pane sash window offering garden views fitted with privacy roller blinds. Carpeted. Cupboard to wall-mounted combi boiler. Door to:

EN-SUITE BATHROOM

A well-appointed en-suite bathroom fitted with floor to ceiling wall tiles and ceramic floor tiles finished off with a decorative frieze. The centrepiece is a roll top bath with wall mounted shower attachment. Low level dual flush wc, pedestal wash basin. Shaver point. Extractor fan. Heated towel rail. Recessed lighting. Window to side aspect.



Large principal bedroom with sash window to garden



Well-appointed bathroom suite with roll top bath



Sir Thomas Cullum by George Keith Ralph, c1800

PROVENANCE

"Karrelbrook House", or 118 Northgate Street, was once the consulting rooms of the eminent surgeon, Sir John Cullum (pictured above) FRS FRA FLS 7th Baronet (1731-1831). As well as his medical practice in Northgate Street, he was skilled in botany and natural history for which he gained a national reputation. The genus *Cullumia* was named in his honour. This is an obscure genus of 16 plants of the compositae, or daisy family, from southern Africa. He later became alderman of Bury St. Edmunds.

The property itself forms a pair of 16th century timber-framed townhouses later converted to one dwelling and with various 18th century and 19th century alterations.

ROOF TERRACE & OFF-STREET PARKING

A splendid private residents' garden creates a welcome oasis given its enviable town centre proximity and is accessible via a side gate with an illuminated pathway to the rear and directly via a rear entranceway from the property itself. Laid mainly to lawn with specimen trees interspersed and fully enclosed partially by brick and flint walls and closeboarded fencing.

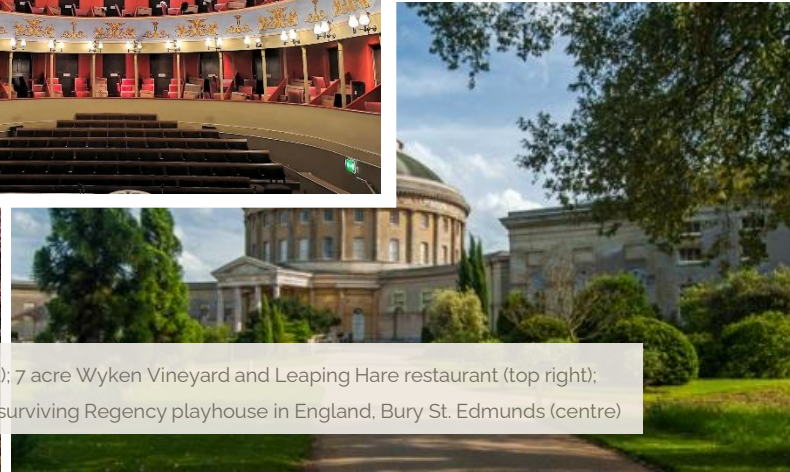
Specially agreed residents' parking via private membership at the Farmers' Club and further parking permit available.

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





Private residents' gardens & barbeque terrace area



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. Ideally placed to offer a fantastic lifestyle to visiting forces based at RAF Lakenheath and RAF Mildenhall.

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



Angel Hill town centre (walk)	1 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: Guildhall Feoffment Primary School (5-11); King Edward VI School (11-18).
University of Suffolk at West Suffolk College - Further Education.



Communal gardens offer a residents' dining terrace



Illuminated pathway connects rear to front/side access

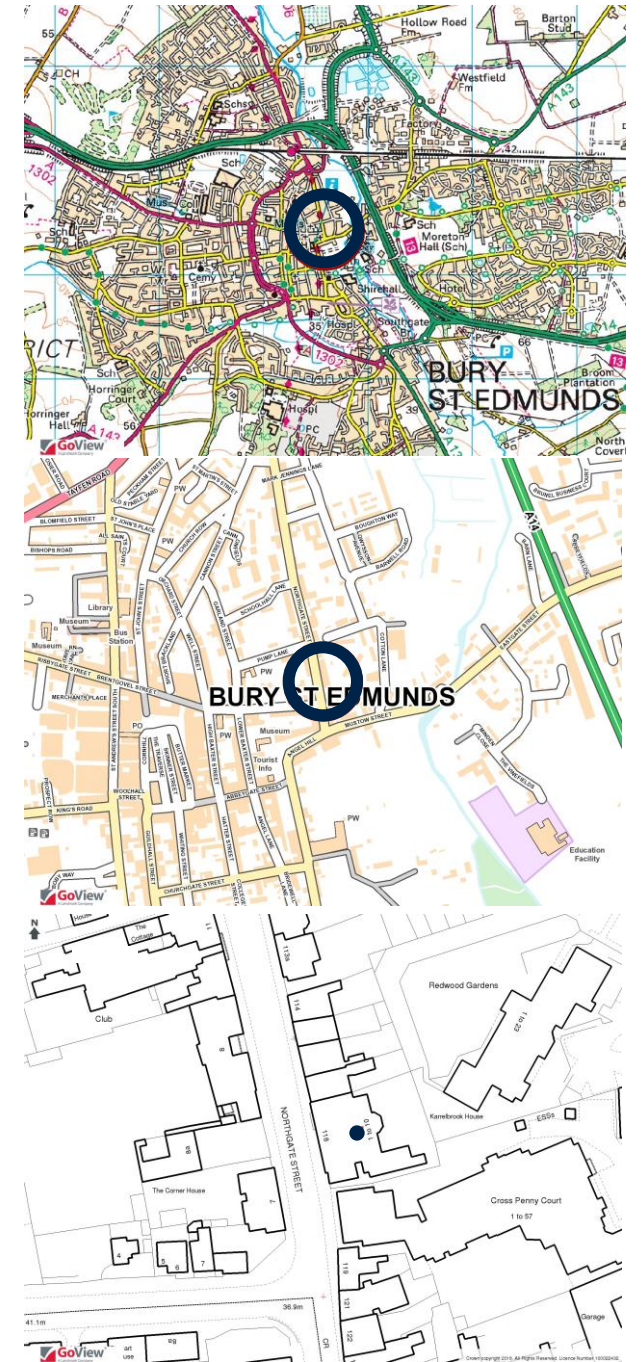
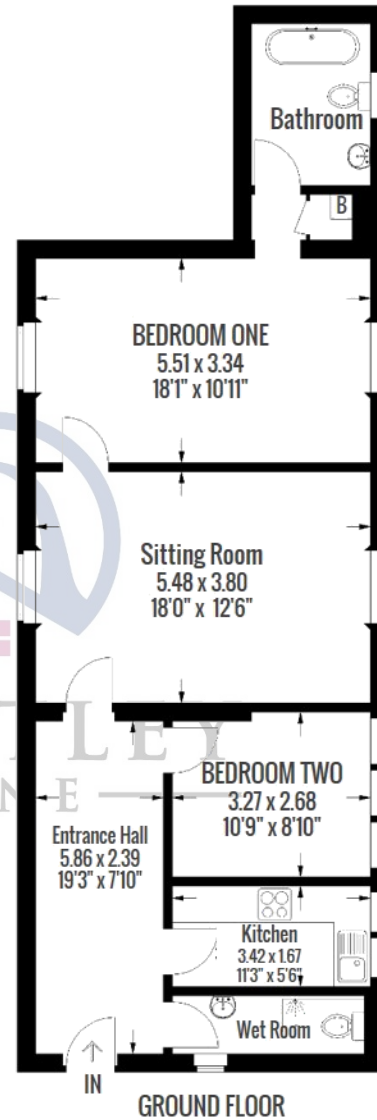
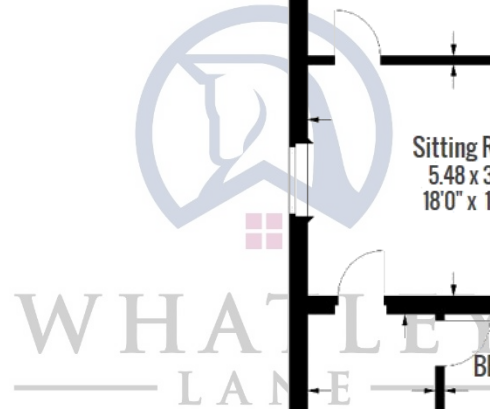
FLOORPLAN

APPROXIMATE GROSS INTERNAL AREA

= 856 ft² (79.5 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

The property is offered to rent from 21 July 2026.

SERVICES

Mains water, drainage, electricity. Gas-fired central heating. AGENT'S NOTE: none of these services have been tested.

LOCAL AUTHORITY

West Suffolk Council

Tax band C – £2,034.56 (2025/26). NB Charge exempt for visiting USAF.

VIEWING ARRANGEMENTS

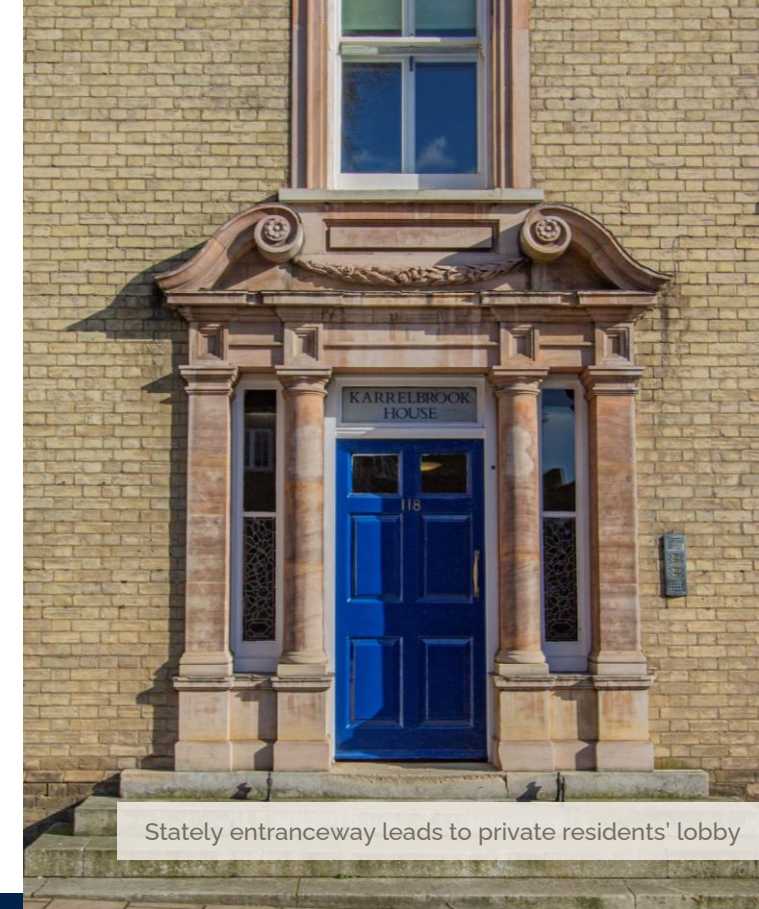
Strictly by prior appointment through the landlord's sole agent: Whatley Lane. If there is anything of particular importance, please contact us to discuss in advance of the viewing.

DIRECTIONS (IP33 1HQ):

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, No.4 Karrelbrook House can be found on the left hand side marked by our *To Let* board.

From RAF Lakenheath / Mildenhall (by car) either follow the A1101 all the way directly to Weaver House (as above), or go southbound on the A11 connecting to the A14 at junction 38 heading towards Bury St. Edmunds until exiting at Junction 43 (continue as above) until you see our distinctive *To Let* board.

From the town centre (on foot) leave the Market Square, proceed down Abbeygate Street, into Angel Hill, turn left into Northgate Street where the property is 30 metres on the right hand side.



Bury St. Edmunds

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