



18 Long Brackland, Bury St. Edmunds

Guide Price £550,000

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18 Long Brackland

Bury St. Edmunds

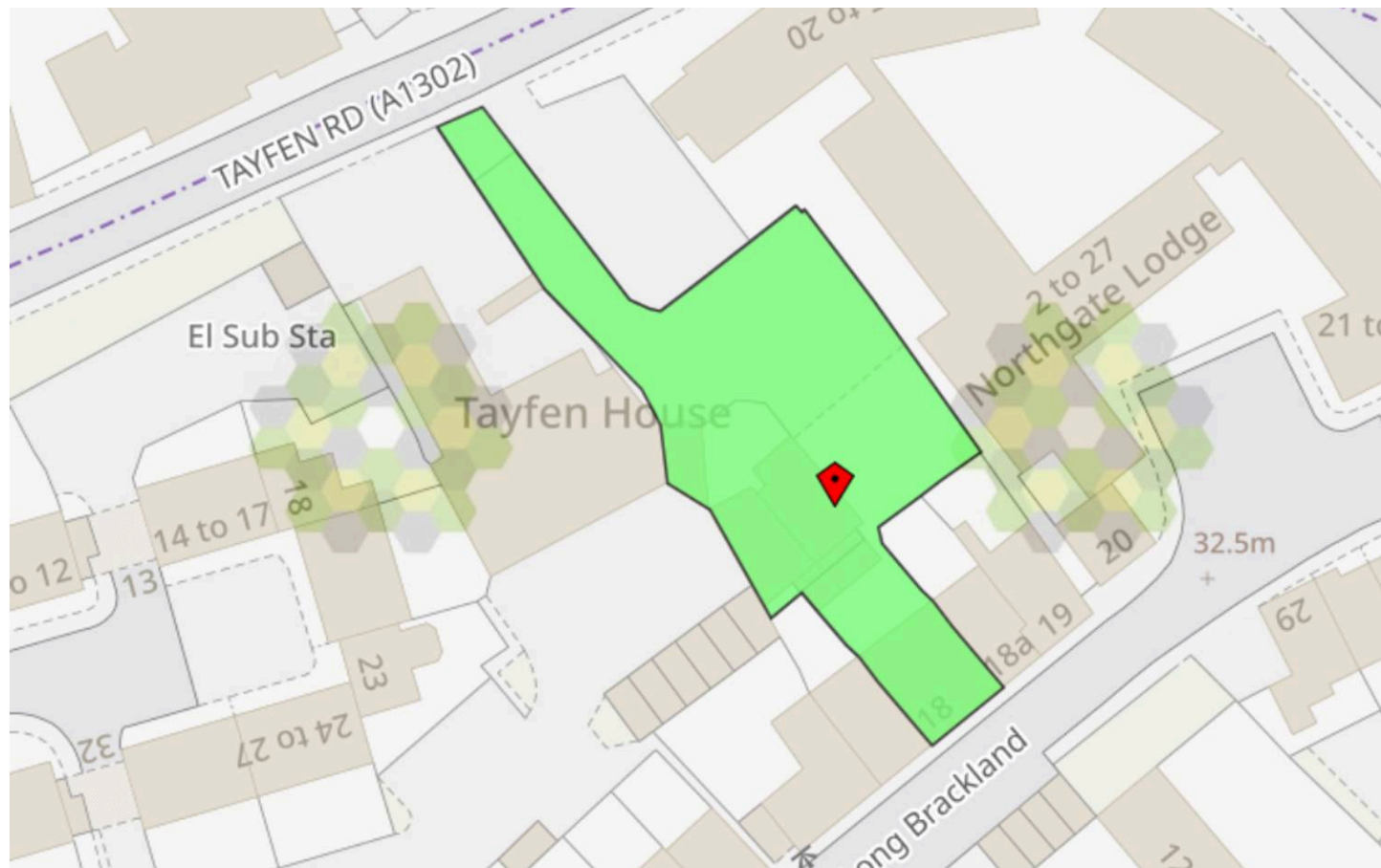
- Grade II Listed Townhouse requiring some refurbishment
- Extensive range of outbuildings and parking
- Walking distance from town centre and railway station
- Expansive cellar, kitchen and 3 large reception rooms
- 4 Double bedrooms, bathroom, cloakroom
- Gas central heating with new combi boiler
- Large yard providing potential for development
- CHAIN FREE - A truly unique opportunity

Generous accommodation, extensive outbuildings and development potential

A rare opportunity to acquire this handsome Grade II listed townhouse, believed to date from the early 1800s and formerly used as an inn. Extending to around 2,000sq ft, the property, which requires some refurbishment, offers substantial accommodation and considerable potential.

The ground floor includes three reception rooms, a kitchen/breakfast room, cloakroom and access to a large cellar, while upstairs are four bedrooms, one with an en-suite WC, a bathroom, storeroom and attic.

Outside is equally impressive, with a large yard providing off-road parking for several vehicles together with a remarkable range of outbuildings extending to around 1,500sq ft, including a garage, former slaughterhouse and air raid shelter. A highly individual home in a popular part of Bury St Edmunds.



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General Information

Located close to the heart of the town centre, this substantial Grade II Listed townhouse offers enormous potential and really must be viewed internally to appreciate the scale and versatility of the accommodation.

Originally a local inn, with a former slaughterhouse and range of useful outbuildings to the rear, the property now requires some refurbishment but offers the opportunity to create a truly impressive and characterful family home.

The generous plot and extensive outbuildings may also offer scope for conversion or the construction of an additional dwelling to the rear, subject, of course, to obtaining all necessary planning and listed building consents.

Reception Hall

Living Room

18' 4" x 11' 1" (5.59m x 3.39m)

Dining Room

12' 2" x 10' 11" (3.72m x 3.34m)

Kitchen

Study

9' 7" x 8' 11" (2.93m x 2.73m)

Cloakroom and Cellar Access

Rear Hallway

Main Cellar

16' 7" x 12' 2" (5.06m x 3.70m)

Additional Cellar Area

15' 1" x 8' 6" (4.60m x 2.60m)



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First Floor Landing

Bedroom 1

15' 6" x 9' 3" (4.73m x 2.83m)

En-Suite Cloakroom

Bedroom 2

15' 5" x 9' 3" (4.70m x 2.81m)

Bedroom 3

12' 2" x 9' 3" (3.72m x 2.81m)

Bedroom 4

12' 3" x 8' 11" (3.73m x 2.72m)

Outbuildings

There are a range of outbuildings which in total extend to approximately 1,500 sq ft.

Outside

A vehicular access from Tayfen Road gives access to a large yard and gardens area. We understand neighbouring properties have right of pedestrian access across the yard with one property having a vehicular right of way.

Agents Note

Services: All main services are connected, new gas combi boiler.

Energy performance rating: D

Council Tax - Band C - West Suffolk

Broadband: Ofcom states ultrafast is available Mobile: Ofcom states all providers are likely



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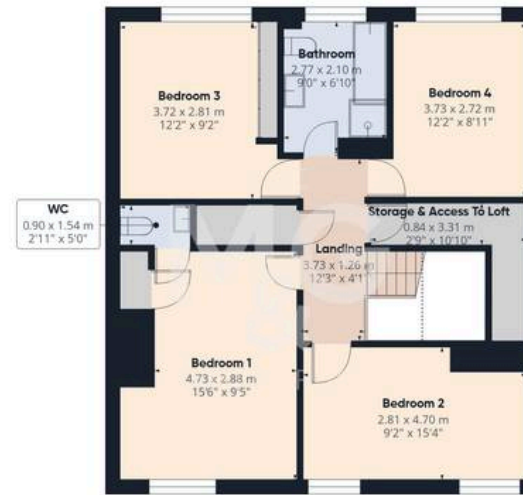




Floor -1 Building 1



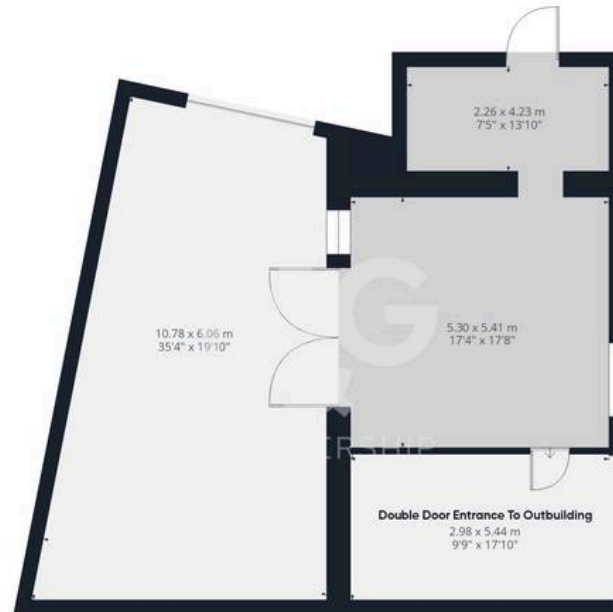
Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3



Floor 0 Building 4

Approximate total area⁽¹⁾

327.1 m²

3521 ft²

Reduced headroom

2.1 m²

22 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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