



Churchgate Street, Bury St. Edmunds

Sheridans



Churchgate Street, Bury St. Edmunds IP33 1RH

£1,150,000

15 Churchgate Street is an elegant Regency townhouse, enviably positioned in the very heart of Bury St Edmunds' historic core. Standing proudly beside the celebrated Unitarian Meeting House, this elegant Grade II listed residence enjoys a prominent setting and showcases the timeless appeal of finely executed gault brick elevations, balanced symmetrical fenestration and beautifully proportioned accommodation arranged across three floors, complemented by an extensive basement.

Believed to date from 1826, with a sensitively executed Victorian extension, the property has been the subject of considered improvements in recent years, ensuring that its architectural integrity is retained while providing all the comforts required for modern living.

A handsome panelled door with glazed fanlight opens to an impressive reception hall, where the original staircase with mahogany handrail sets the tone for the quality found throughout. To the front, a well-appointed dining room features an attractive painted fireplace with open fire and marble hearth, creating a refined space for entertaining. Double doors lead through to an inviting sitting room, which in turn opens via glazed doors into the superb Amdega conservatory. This light-filled room enjoys underfloor heating and French doors leading to both the garden and kitchen, creating a seamless connection between the principal living areas and outdoor space.

The kitchen is beautifully fitted with a range of cream-painted base units and extensive granite worktops, together with a suite of integrated appliances including a gas-fired Aga, twin ceramic sinks and space for both dishwasher and washing machine. This area is further complemented by a large and practical utility cupboard. An inner hall provides access to a cloakroom and an external door opening to the private parking area at the side of the house.

Steps descend to the basement, comprising three generous rooms with fitted shelving and storage, housing the gas-fired central heating boiler and pressurised water tanks — ideal for wine storage, hobbies, or additional utility use. From the reception hall, an easy-rising staircase leads to a bright and spacious first-floor landing. A superb double-aspect drawing room enjoys fine views along Churchgate Street towards the Norman Tower and features a handsome painted fireplace flanked by fitted display cupboards. Two double bedrooms are arranged on this level, served by an en-suite bathroom and a well-appointed family shower room.

A further staircase rises to the second floor, where three additional double bedrooms are served by a contemporary family shower room. Both the kitchen and all bathrooms have been refitted to an excellent standard, offering high-quality modern finishes while remaining sympathetic to the period of the house.

The combination of its exceptional location, generous and flexible accommodation, private parking, and attractive walled garden — beautifully enhanced by the Amdega conservatory — ensures that 15 Churchgate Street stands out as one of the most appealing townhouses in this highly sought-after central setting.

Outside
Churchgate Street occupies an especially striking position along one of the town's most historic thoroughfares, set immediately beside the distinguished Unitarian Meeting House – a well-known architectural landmark in Bury St Edmunds. To the eastern side of the house lies a private driveway, enclosed by an attractive pair of painted wooden gates, providing access to a generous parking area. A further set of gates beyond offers additional security and privacy, and it is considered that, depending on the size and arrangement of vehicles, the drive is capable of accommodating up to four cars with ease.

At the northern boundary of the driveway, a charming trellis gateway opens into the walled garden – a delightful, thoughtfully designed space measuring approximately 32'3" x 29'7" (max). The garden is predominantly laid to sandstone paving, creating a wonderfully low-maintenance and elegant setting perfectly suited to outdoor dining and relaxation.

At its heart stands a circular pergola, complete with classical-style columns and a domed cage above, forming a beautiful focal point and inviting spot for planting or seating. A range of flowering and herbaceous plants introduce colour and seasonal interest, with raised beds framing part of the garden and adding further depth and structure. Trellising has been carefully positioned along the surrounding walls, encouraging climbers and providing an excellent degree of privacy within this tranquil courtyard sanctuary.

Location
Bury St Edmunds is one of Suffolk's most sought-after market towns, combining historic charm with excellent modern amenities. Renowned for its Cathedral, vibrant cultural scene, theatres, cinemas, restaurants and attractive green spaces, the town offers an outstanding quality of life. A traditional market operates twice weekly, complemented by a wide range of independent shops, cafés and national retailers.

The town benefits from excellent schooling, a strong community atmosphere and superb transport links, with easy access to Cambridge, Ipswich and beyond via the A14, as well as regular rail services.

Directions
From Angel Hill, proceed south along Crown Street and turn right opposite the Norman Tower into Churchgate Street, where number 15 will be found shortly on the left.

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Services
Services Mains water, electricity, gas and drainage.
Council Tax - West Suffolk -Band G
Broadband speed: Up to 1000 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Flood Risk: No Risk

- Grade II listed in a town centre location
- Five Bedrooms with off road parking
- Well-appointed accommodation
- Five reception rooms
- Three bath/shower rooms
- Four storeys
- Viewing advised





TOTAL FLOOR AREA : 3322 sq.ft. (308.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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