



No.1

Almoner's Field
Bury St Edmunds
Suffolk



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The home has many enviable features such as its low maintenance garden with pockets of inspiration, while only being a leisurely stroll from the heart of the historic town centre.

- James Sawyer, Director of Whatley Lane



Introduction.

This classically inspired townhouse with balcony, walled garden, private parking and a much coveted detached double garage is ideally situated in a secluded setting, close to the historic Bury St. Edmunds town centre.

Forming part of an exclusive development of only seven dwellings adjacent to the water meadows, this elegant townhouse is immaculately presented and occupies an enviable situation on the edge of the town centre. Finished to an exceptionally high standard throughout, the design and construction reflect a creative mix of traditional building styles.

Behind its delightful symmetrical façade is light, spacious and contemporary accommodation, arranged over three storeys, combined with a higher than average energy efficiency rating. A high level of attention to detail was paid to the specification of the house by the owner at the time of the build and in recent years, which includes a superior principal bedroom ensuite fit-out, attractive *Jim Lawrence* lighting, and an abundance of bespoke storage solutions. Stand-out features include a large and light open-plan kitchen/dining area with its adjoining south-facing garden room, multi-zone, water-fed underfloor heating, first floor living room with French doors to a south-facing balcony, and numerous architectural embellishments, from an oriel window to an arched garden gate. Of particular note externally are the discreet positioning of the property, summerhouse framed by a sun terrace and a low maintenance walled garden with pockets of inspiration leading to the asset of a detached double garage, in addition to private parking. A nearby water meadow trail conveniently connects with Westgate Street.

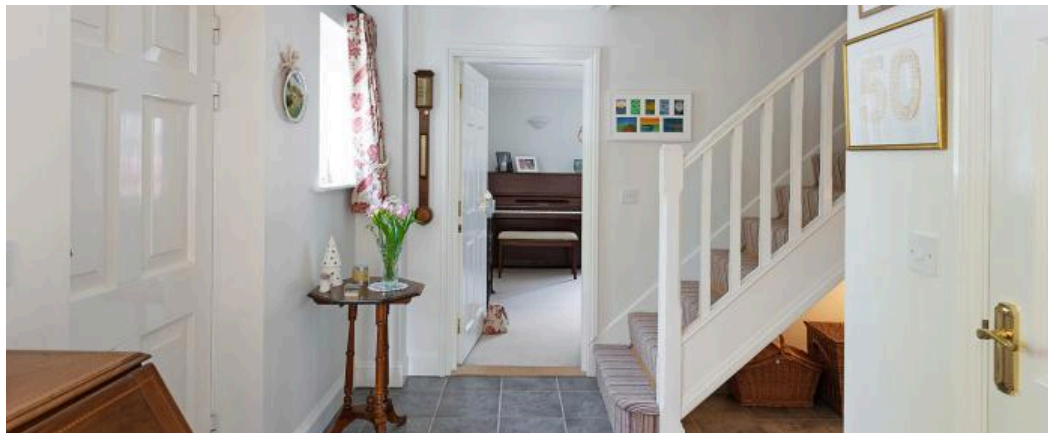
1 Almoner's Field is conveniently located within the historic Cathedral town of Bury St. Edmunds and is situated in a highly desirable residential enclave on the edge of the town centre. The bars, restaurants and independent boutique shops of Abbeygate Street and the Market Square are nearby. They include Michelin star *Pea Porridge*, also featured in the Guide are *Maison Bleue*, *Bellota* and *Lark*. The country's oldest surviving Regency playhouse, *Theatre Royal*, and the quaint *Abbeygate Cinema*, are both only a short stroll. Excellent A14 access is via Cullum Road.

Downstairs.

No 1 Almoner's Field was built in 2006 of traditional construction with heritage brick elevations under a peg-tile pitched roofline to create a handsome symmetrical period-style façade. The scheme developed by well-regarded builders - Mount Street Developments Ltd - features a pleasing mix of whimsical gothic folly architectural styles, including a curved barn, castellations and medieval arched windows, designed by Brown & Scarlett architects, forming an exclusive collection of private residences. The versatile, well-appointed and beautifully arranged accommodation measures approximately 2,609 sq ft (242.4 sq m).

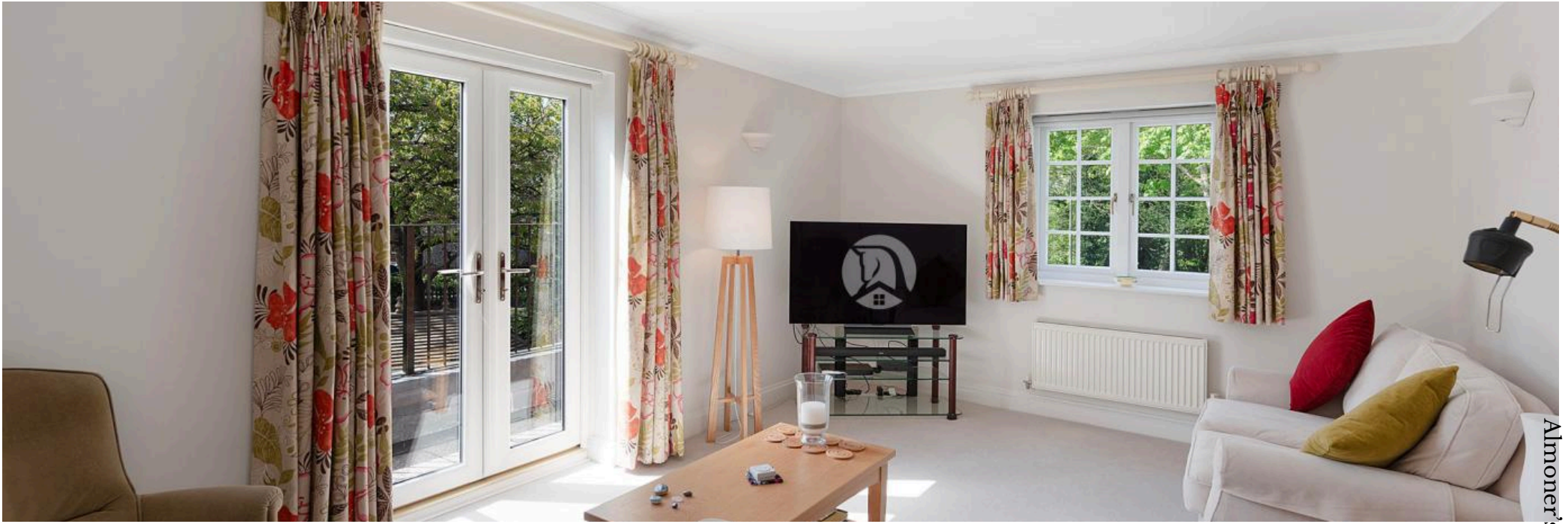
From the graceful entranceway with its deep Georgian architrave, step into a welcoming reception hall with vestibule and with the benefit of a sleek ground floor shower room. There is a large drawing room with its striking elongated corner window, currently used as the dining room, which could make for the ideal sitting room with its decorative stone fireplace surround as the focal point.

A light open-plan kitchen combines a south-facing garden room and large dining area. Extensive cabinetry revolves around a central island, clad in granite worktops and finished with ceramic floor tiles. Appliances include a dual fuel *Rangemaster* cooker in cream with canopy, full height fridge and dishwasher – all by *Neff* and a water softener. There is a useful separate utility room with ample storage space for a freestanding fridge/freezer, washing machine in addition to a tumble dryer, which is complete with a basin. A multi-zone water-fed underfloor heating system spans the entire ground floor and adds to the high energy efficiency rating.











Upstairs.

A unique feature of the home is the exceptionally large first floor landing area which creates a welcoming flow with space enough for its current setup as a study nook with its eye-catching oriel window. The first floor dual aspect sitting room is a highlight of the home with its French doors opening to a south-facing balcony terrace and would make a comfortable media room / snug. The dual aspect principal bedroom has a lovely large bay window and a recently remodelled fully tiled ensuite with a walk-in shower and self-cleaning, heated Japanese style toilet.

A staircase ascends to the light and airy second floor with its combination of dormer windows and heritage conservation roof windows. There are a further three bedrooms - one is currently used as a study and the other has an ensuite shower room. A sumptuous bathroom suite serves all.

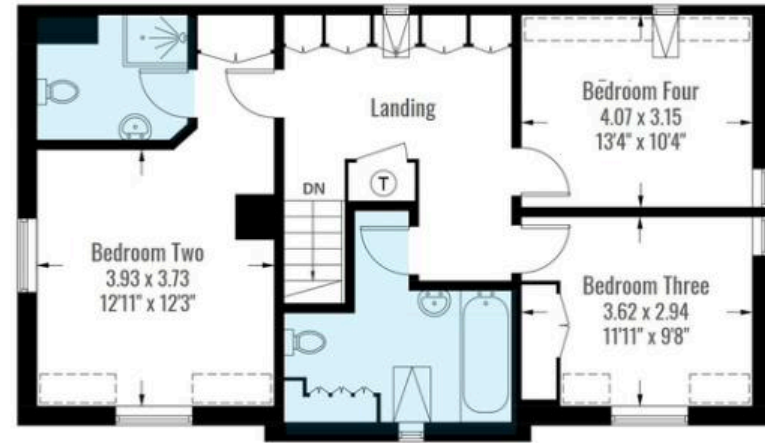
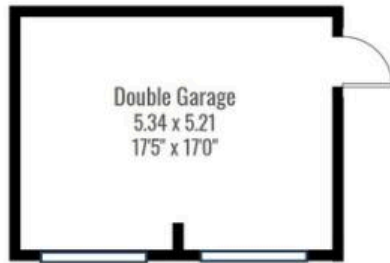
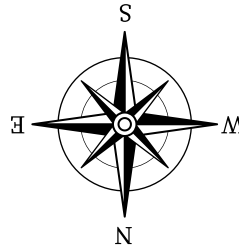
The home has an abundance of storage, including various fitted wardrobes, innovative storage solutions and an easily accessible large loft area.



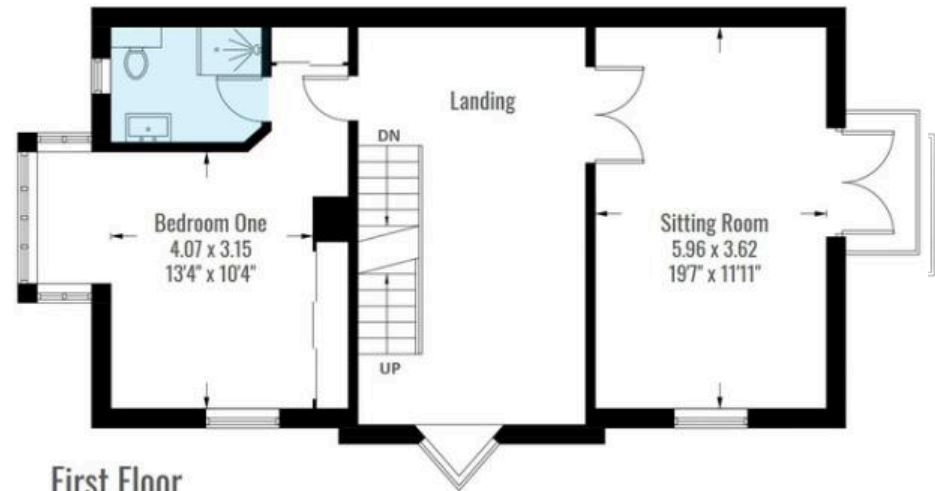




Floorplan.



= Reduced headroom below 1.5m / 5'0"



Approximate Gross Internal Area (GIA) | 242.4 sq m or 2,609 sq ft

The great outdoors.

Almoner's Field is situated in an extremely well-regarded private enclave, conveniently located on the edge of the town centre.

Its elegant front façade is framed beautifully by a mix of box hedging and mature shrubs. An attractive arched gate opens into the garden which has been thoughtfully landscaped and highlights a sense of discovery from the sun terrace with summerhouse to the circular lawn and brick path that meanders through a series of pergolas and herbaceous beds to the detached double garage with electric doors at the foot of the garden. There is a large potting shed and courtesy lighting. Stunning specimen trees frame the fully enclosed garden, which include: a pair of betula birches, cherry pink, cherry white, sycamore maple and American mountain ash.

A very pleasant nearby trail traverses the water meadows weaving its way through a series of bridged pathways connecting to Westgate Street and loops back via Southgate Street.









Location.

EXCELLENT CONNECTIVITY

WALK

Town Centre	10 min
GP Surgery	12 mins
NHS Hospital	17 mins
Bus Station	20 mins
Rail Station	25 mins

ROAD

A14	4 mins
Ipswich	36 mins
Cambridge	35 mins
Stansted Airport	55 mins

RAIL

Newmarket	20 mins
Ipswich	36 mins
Cambridge	42 mins
London Liverpool Street	1hr 50 mins



Abbeygate Sixth Form College

Bury St Edmunds Leisure Centre

West Suffolk College

King Edward VI School

Bury St Edmunds

The Arc Shopping Centre

Cineworld

Waitrose

Guildhall Primary School

Theatre Royal

BMI St Edmunds Hospital

LALMONERS FIELD

Bury St Edmunds RFC

Moreton Hall Health Club

Tesco Superstore

Train Station

Bury Town Football Club

Abbey Gardens

St Edmundsbury Cathedral

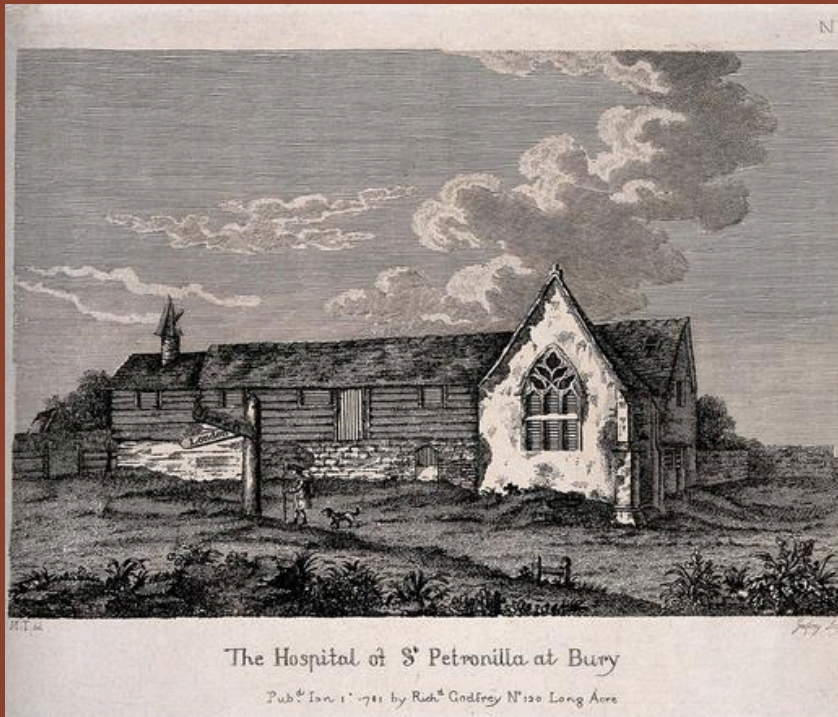
Greene King Brewery

Sainsbury's

Provenance.

Almoner's Field derives its name from a medieval almonry, a place where alms were distributed to those in need. The senior official designated as chief overseer was called an almoner. Given the rich monastic history of Bury St. Edmunds many such places existed nearby and were typically situated just outside the main gates to the Benedictine Abbey. The nearest such site to Almoner's Field would have been the Hospital of St. Petronilla (demolished circa 1811), located in Southgate Street, just outside the gate, where the Southgate Green roundabout exists today.

Pictured right: Illustration from 'Li livres dou santé' by Aldobrandino of Siena, 13th century. *Pictured below:* Etching of 'The hospital of St. Petronilla' by Richard Godfrey, 1781



Agent's notes.

SERVICES

Mains water, drainage, electricity, and gas-fired central heating and water-fed multi-zone underfloor heating across the entire ground floor.

LOCAL AUTHORITY / TAX & EPC BAND

West Suffolk Council (01284 763 233)

Tax band F – £3,306.16 (2026/27)

EPC band B.

VIEWING ARRANGEMENTS

Strictly by prior appointment through the sellers' sole agent: Whatley Lane. If there is anything of particular importance, please contact us to discuss, especially before embarking upon your journey to view the property.

DIRECTIONS (IP33 3TS)

From London/Cambridge (*by car*) exit the M11 at Junction 9 and take the A11 towards Newmarket. Continue on the A14 towards Bury St. Edmunds. Exit the A14 at Junction 44, signposted 'Bury St. Edmunds East'. Take the A134 and follow signposts to the town centre, at the fourth roundabout head west into Cullum Road and follow the road where the property can be found 250 metres along on the right hand side, marked by our For Sale board.

From the town centre (*on foot*) leave the Market Square, proceed south down Guildhall Street passing our office on the left (the corner of Churchgate Street) continuing down Guildhall Street until reaching Westgate Street. Cross over and turn left onto Cullum Road, where the property can be found 600 metres along on the left hand side marked by our For Sale board.



CLIMATE POSITIVE

We are conscious participants in the built environment, and rooted in the business is our tree planting mission.

For each sale and letting successfully completed, we cover the cost of tree planting by contributing part of our commission to worldwide reforestation projects through our impact partner: Ecologi.

*We're in the
business of doing
good business.*

- James Sawyer, Director of Whatley Lane

BUY OR RENT PROPERTY, PLANT TREES

**Trees planted for every
property sold or let.**



it's
YOUR
WORLD

WE'RE JUST HERE TO HELP YOU MAKE YOUR MOVE.

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