



**Brentgovel Street, Bury St. Edmunds**

**Sheridans**



# Brentgovel Street, Bury St. Edmunds IP33 1EB

Guide Price £575,000

An elegant and unique 19th century 4 storey townhouse situated a 'stones throw' from Bury St Edmunds historic town centre.

Sheridans are delighted to bring to market this light and bright four-storey Georgian town house, offering a wealth of original features and extending to over 2,000 sq ft, and available with no onward chain.

The very well-presented accommodation, in brief, comprises an original entrance door opening into a spacious entrance hall/sitting room. This light and welcoming reception features a fireplace, an original 20-pane Georgian window to the front aspect, a staircase rising to the first floor and a door through to the dining room. The dining room is a particularly pleasant and spacious room with good ceiling height, a further feature fireplace and an original fanlight window. A door leads through to a nicely appointed utility room with WC and high-level cistern.

A staircase from the entrance hall descends to the stunning 30ft kitchen/breakfast room, which is fitted with premium appliances, quartz work surfaces and a beautiful exposed brick fireplace, with windows to the south- and west-facing elevations.

On the first floor, doors lead to the lovely dual-aspect drawing room, featuring an open fireplace and restored, varnished original wooden floorboards. Also on this floor is a bedroom with a white marble fire surround, stripped wooden floorboards and a window to the front aspect.

Stairs rise to the second floor, where doors lead to two newly re-carpeted bedrooms and a beautifully appointed bathroom/shower room with Fired Earth fittings and tiling, Burlington high-level cistern and a Jack-and-Jill door to the principal bedroom, which is a light and pleasant dual-aspect room.



## Outside

To the side of the property is a fully enclosed and pleasantly private south facing courtyard garden with a wooden decked seating area, and a useful garden, bike and log store. A parking space is available to the rear of the property.

## Location

The property is ideally positioned in a quiet location within walking distance of Bury St Edmunds' historic town centre, renowned for its independent shops, well-known high street retailers (including a nearby Marks & Spencer Foodhall), attractive parks, cinemas, theatres and an excellent choice of restaurants. The town's celebrated Abbey Gardens, Cathedral, vibrant café culture and twice-weekly market further enhance its appeal, combining rich history with modern convenience.

Bury St Edmunds is well connected, with excellent road and rail links. The railway station is approximately a 10-minute walk away, offering easy access to Cambridge and London, while Stansted Airport is around a 45-minute drive, making the property well-suited for both commuting and travel.

## Directions

From the Sheridans offices in Langton Place, proceed Northwards along Whiting Street and continue onto Skinner Street, bearing right across the Buttermarket, passing Moyses Hall Museum on your left, where the property can be found at the top of Well Street, in Bury St Edmunds town centre.

## Services

Grade II Listed

Mains electricity, gas, water and drainage are connected.



- Excellent Town Centre Location
- No onward chain
- Wealth of original features
- Stunning 30ft Kitchen/Breakfast Room with separate utility
- 3 Reception rooms
- South-facing & charming Courtyard Garden
- Accommodation over 4 floors
- Three/four bedrooms
- Off street parking
- Over 2000sq ft of accommodation available

Council - West Suffolk Tax band D.

Broadband speed: Up to 1800 mbps available (Source Ofcom)

Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

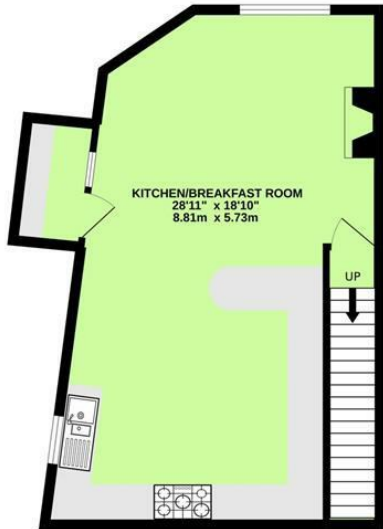
## Agents note

In accordance with the 1979 estate agents act we confirm that the vendor of this property is an employee of Sheridans estate agents.

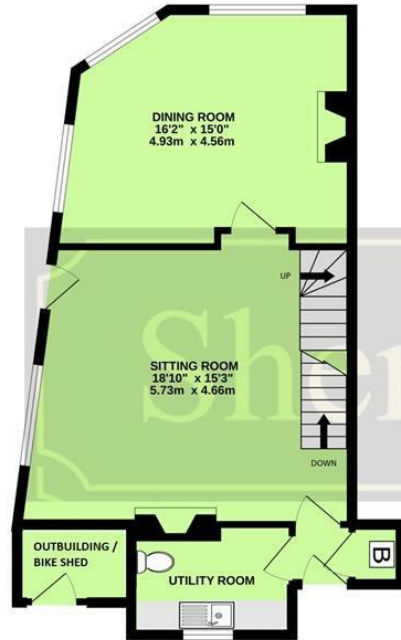
Parking spaces are available at a yearly fee.



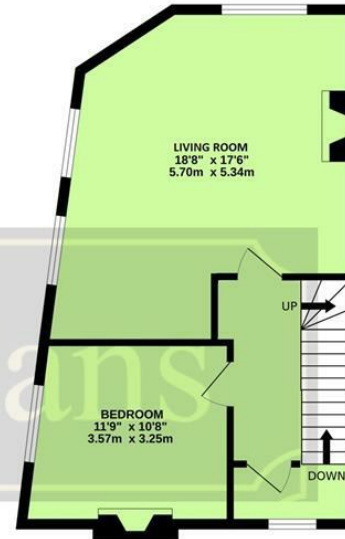
GROUND FLOOR



1ST FLOOR



2ND FLOOR



3RD FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.

#### Sheridans Estate Agents

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