



**South Hill,
Bury St. Edmunds, Suffolk.**

**DAVID
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SOUTH HILL, SOUTHGATE STREET, BURY ST. EDMUNDS, SUFFOLK. IP33 2AZ

The Cathedral town of Bury St Edmunds lies in West Suffolk at the heart of East Anglia famous for its Benedictine Abbey. The town has extensive facilities and amenities to cater for all walks of life and has exceptional transport links. The A14 bypasses the town and links the Midlands with the East coast. London via the M11 is 60 miles. The railway station offers services to Cambridge, Norwich and Ipswich with connections for London. A commuter rail link is available at Stowmarket.

This exceptionally elegant 3-storey house has been the subject to much improvement/alteration by the current owners but still requires significant updating/modernisation. Nonetheless the property retains much of its original character with high ceilings, corning, fireplaces, brick floors, etc.

In all about 0.37 acres.

A substantial Grade II Listed semi-detached town house requiring significant updating/modernisation whilst retaining many period features with the added benefit of extensive off-road parking and a large garden.

ENTRANCE HALL: An elegant inviting area with high ceiling, cornicing, exposed floorboards and twin open arches to:-

DRAWING ROOM: Two 7ft. sash windows complete with shutters overlook the rear garden with a further set of sash windows and shutters taking in the street scene. Exposed floorboards run throughout and there is an 8'6" ceiling height. Impressive fireplace with ornate marble slips and tiled hearth.

SITTING/DINING ROOM: A splendid room with a high ceiling, ornate cornicing and large bay that incorporates 2 large sash windows and double doors opening onto terracing and the garden beyond. Exposed floorboards run throughout. There is a raised fireplace with moulded wood surround and marble hearth.

AGA KITCHEN/BREAKFAST ROOM: Sash window providing lovely views over the garden. A quarry tiled floor runs throughout. **AGA**, fitted solid wood units and granite worktops with inset twin enamel sink unit. Walk-in **PANTRY** with purpose-built shelving, storage, worktop and inset circular sink.

BOOT ROOM: A useful room with a brick floor and opening to:-

UTILITY ROOM: Views over the garden, brick floor, fitted units, plumbing for washing machine, worktop and shelving.

CLOAKROOM: Fitted WC and wash hand basin. Tiled floor.

First Floor

LANDING: 3 large sash windows complete with shutters provide views over the rear garden. Built-in wardrobe, staircase to second floor and doors to:-

BEDROOM: High ceiling, sash window and pretty fireplace.

ENSUITE: (can be utilised from the main landing if required). Large fully tiled shower cubicle, heated towel rail, WC and wash hand basin.

BEDROOM: 2 large sash windows, high ceiling, shelving and fireplace with marble slips, mantel and hearth.

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BEDROOM: A versatile space with 3 large sash windows providing views over the grounds. This room could be utilised as a dressing room, snug, study, etc and has a pretty raised Victorian fireplace.

Second Floor

LANDING: Access to loft storage space and doors to:-

BEDROOM: 2 sash windows provide an interesting roof-scape view with trees beyond.

ENSUITE: Large fully tiled shower cubicle, heated towel rail, WC and wash hand basin with storage below.

BEDROOM: 2 large sash windows, high ceiling and door to:-

ENSUITE: Large shower cubicle, heated towel rail, WC and wash hand basin with storage below.

BEDROOM: With a high ceiling, 2 sash windows and door to:-

ENSUITE: With a large double shower cubicle, period style heated towel radiator, WC and wash hand basin.

FAMILY BATHROOM: Bay with wonderful far-reaching views that take in roof-tops and countryside beyond. There are 3 large sash windows, a tiled floor and deep double ended bath with shower attachment. Heated towel rail, WC and wash hand basin.

Outside

Electric double gates (*approx. width 7ft 5 in*) open to a drive which in turn provides **OFF-ROAD PARKING**. There is clear potential to erect **CART LODGE, GARAGING**, etc (subject to the necessary planning consents) – see agents notes.

The garden is exceptional, surprisingly private for a town house with established partly walled boundaries, hedging and large terraces. There is a **GLASS HOUSE** and further useful brick-built **STORE**.

AGENTS NOTE

The property is Grade II Listed.

As is not uncommon with houses of this ilk, the property is subject to a flying freehold at first floor level.

We understand that the property requires a new boiler.

We understand that planning consent was previously granted for the enlargement of the kitchen, utility, WC and an annexe to the rear of the property – for further information please contact the agent.

In all about 0.37 acres.

SERVICES: Main water, drainage and electricity are connected. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: G - £3,641.45 – 2025/26.

EPC RATING: Not required due to Grade II Listed status.

BROADBAND SPEED: Up to 1800 Mbps (source Ofcom).

MOBILE COVERAGE: Three – good outdoor and in-home. EE, 02 and Vodafone - good outdoor (source Ofcom). **NOTE:** David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

WHAT3WORDS: ///dubbing.actual.booklets.

VIEWING: Strictly by prior appointment only through DAVID BURR

Bury St Edmunds 01284 725525. **NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

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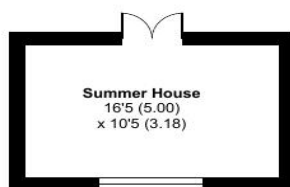
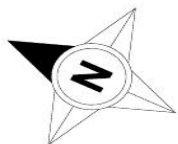
Southgate Street, Bury St. Edmunds, IP33

Approximate Area = 4108 sq ft / 381.6 sq m

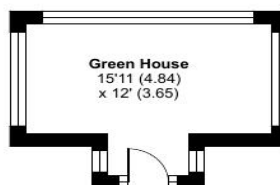
Outbuilding = 325 sq ft / 30.1 sq m

Total = 4433 sq ft / 411.7 sq m

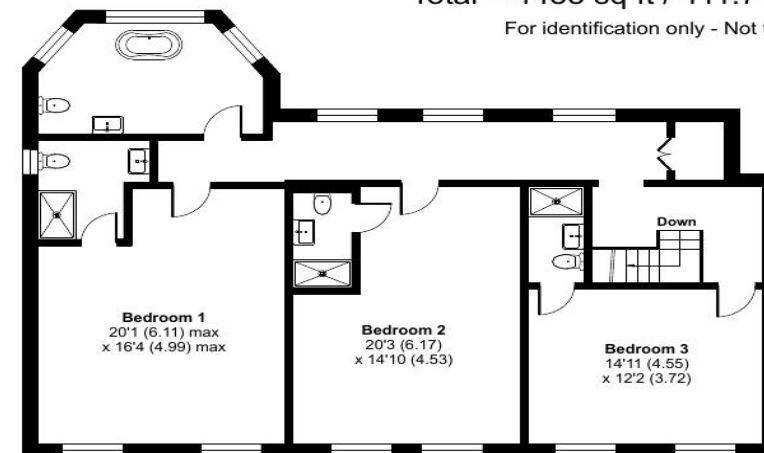
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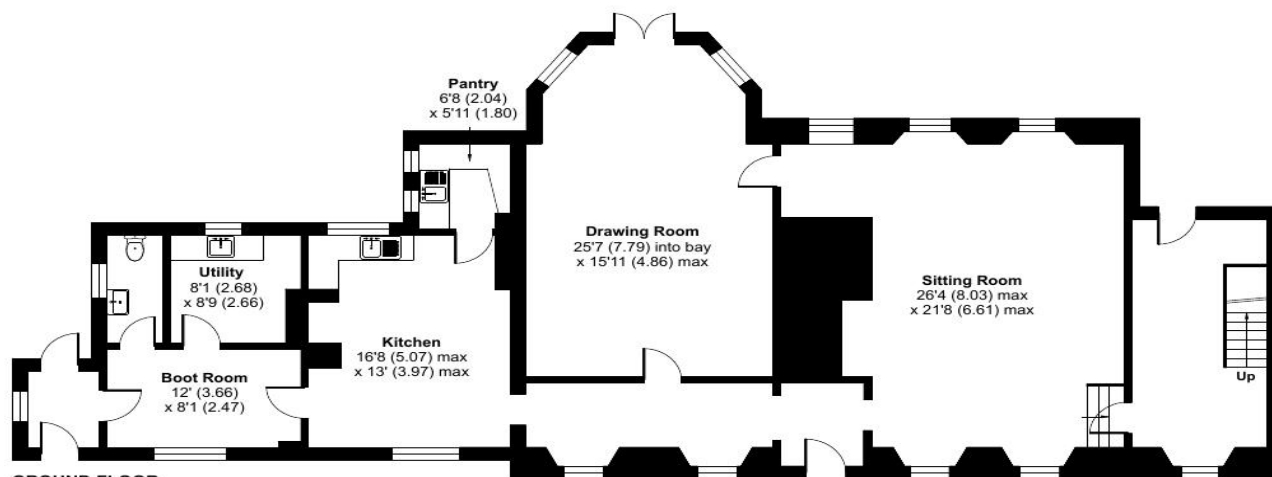
OUTBUILDING 2



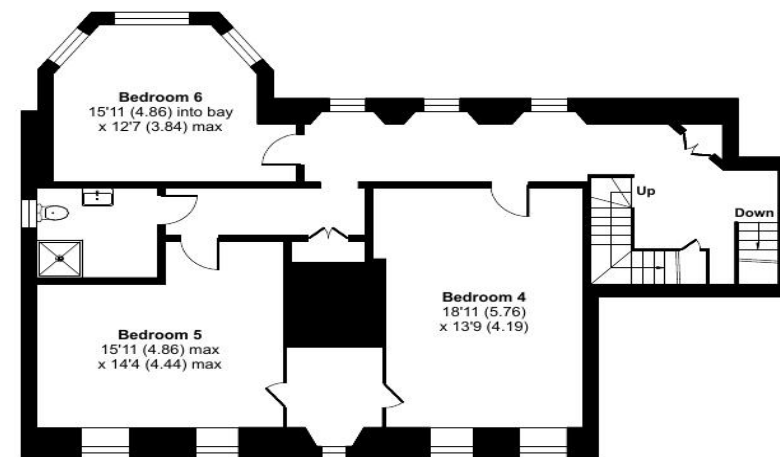
OUTBUILDING 1



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for David Burr Ltd. REF: 1485830

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