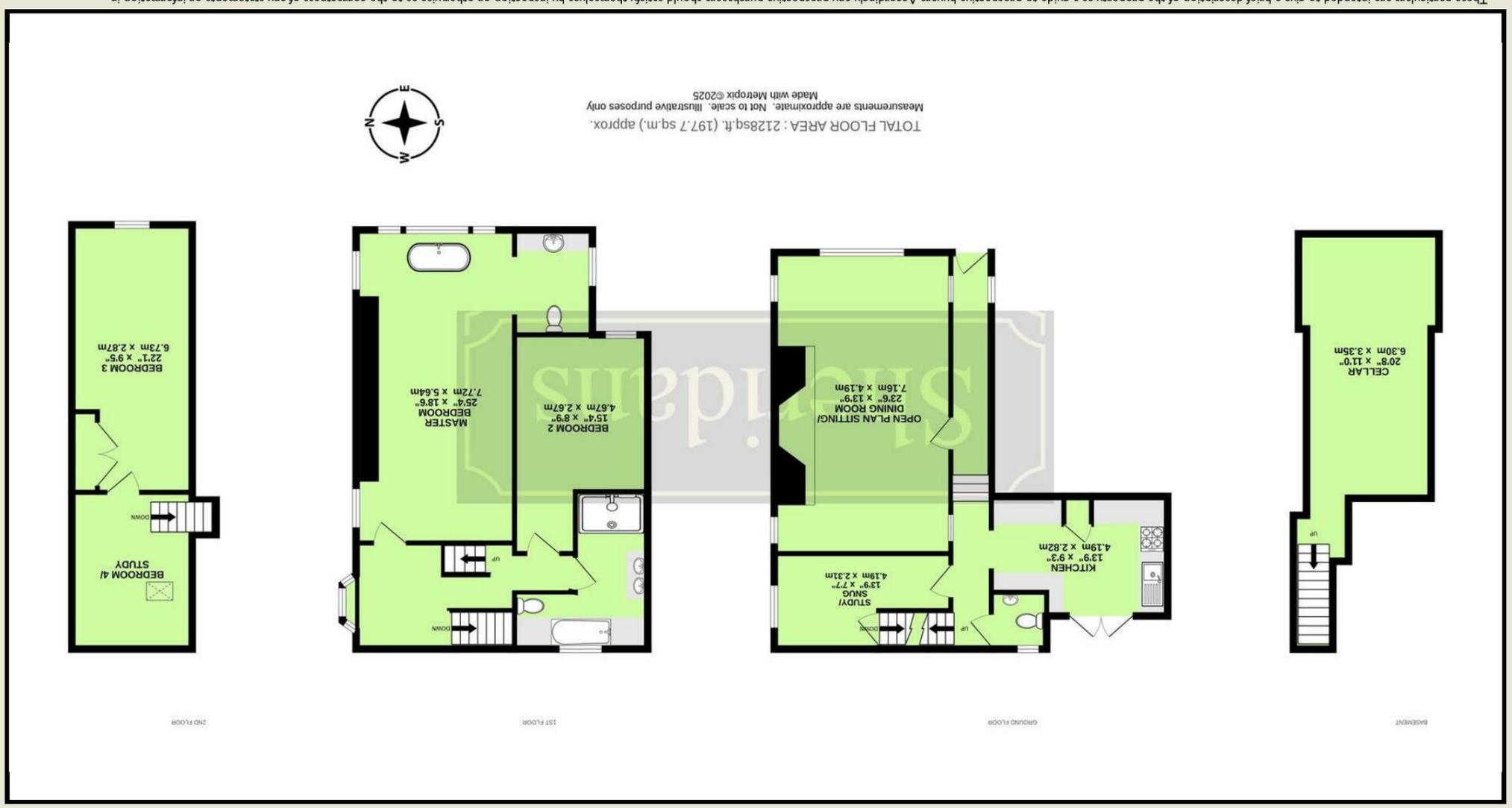


These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.





## Whiting Street, Bury St. Edmunds IP33 1NP

Offers Over £650,000

An historic 15th century grade II listed 3/4 bedroom town house in the heart of Bury St Edmunds.

This incredible home is believed to be one of the oldest medieval houses in Bury St. Edmunds, dating from at least the 15th century when originally one large hall house with two wings. In recent years the house has been meticulously restored whilst retaining a wealth of particularly high status architectural features, complemented by beautifully arranged accommodation with private west facing garden, whilst enjoying a prominent setting in the heart of the historic town centre.

The versatile and well-appointed accommodation flows seamlessly from the separate entrance hall, creating a series of beautifully arranged and interconnecting spaces. The principal reception room has a stunning large working inglenook fireplace with stone jambs and a magnificent oak timber Bressumer carved in leaf motifs. A large leaded light window to the front aspect creates a light and airy feel, as does the 19th century sash window to the side. The study also has a sash window to side and trap door leading to a cellar. The kitchen is laid out in a practical L-shape with wall and base cabinetry in a shade of green, incorporating solid oak work surfaces. French doors lead to the west facing garden. Off the inner hallway is the ground floor cloakroom.

### Accommodation

The unique stone colonnade and oak carved staircase leads to the first floor landing with a beautiful oriel window. The principal bedroom is an incredible space with an array of exposed chamfered timber beams, bespoke wardrobes and freestanding clawfoot roll top bath on a raised plinth with ambient lighting. The guest bedroom on this floor is another delightful room with a custom wainscot headboard. The luxurious bathroom has been upgraded with twin basins, a walk-in shower and separate bath. On the second floor is a further guest bedroom and a study/occasional bedroom 4, completing the beautifully presented accommodation.

### Outside

The private west facing courtyard garden provides a delightful area for relaxing and outdoor entertaining, fully enclosed partly by an attractive brick and flint wall. A stone arched folly with a water feature creates a particular focal point and low maintenance beds are stocked with wisteria, rose, climbing jasmine and clematis. A pergola has a trained vine and the dining terrace space is fully illuminated day and night.

Agents note: The current vendors rent a single garage locally and have suggested that there is a good chance it would be made available to the new owners subject to negotiation.

### Location

Conveniently located within the historic medieval grid in the heart of the town. The house is within a stones throw of everything that gives Bury its distinct reputation for bringing together the best of old and new, with its rich history and its broad range of venues for dining, shopping and relaxing. These include an impressive fresh produce market every Wednesday and Saturday. The town is renowned for its beautiful Cathedral and for the leafy and floral Abbey Gardens with its impressive medieval ruins, all just a short stroll down from the colourful boutiques and café culture of the town centre. It is easy to see why people want to settle in Bury and make it their home. This property is close to the excellent rail and road networks which make London and Cambridge easily commutable, along with giving access to the fine range of town, country and coastal destinations of East Anglia. Additionally, for international destinations, Stansted Airport is only about an hour's door-to-door journey from the house.

### Directions

When leaving Sheridans office, proceed south along Whiting Street, continuing over Churchgate Street, where the house will be found a short distance further on the right.

### Services

Mains water, electricity, gas-fired central heating. Mains drainage. Council Tax Band D.

- Stunning 15th century town house retaining a wealth of original features
- Private west facing garden
- Beautifully presented accommodation
- Grade II listed, no onward chain
- Short stroll to the town centre and shops
- Heavily timbered sitting room with huge Inglenook fireplace
- Well equipped kitchen, cloakroom, cellar
- Study
- Incredible principal bedroom with free standing bath
- 2/3 further bedrooms, en-suite, luxurious family bathroom

Agents note: Grade II listed. Conservation area. No onward chain.  
Council Tax: West Suffolk Band: D  
Broadband speed: Up to 1800 mbps available (Source Ofcom)  
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)  
Flood Risk: Very Low Risk

