



NO. 55

WHITING STREET
BURY ST EDMUNDS
SUFFOLK



contents.



PART 1 1-2
Introduction

PART 2 3-8
Downstairs

PART 3 9-11
Upstairs

PART 4 12-15
Floorplan, The Great Outdoors & Location

PART 5 16-17
Provenance & Agent's notes



Completely refurbished throughout, this period townhouse has a laid back rustic French farmhouse feel.

- James Sawyer, Director of Whatley Lane



introduction

An exquisite and meticulously renovated two bedroom 18th century stylish cottage with attention to detail throughout, nestled in the historic town centre of Bury St. Edmunds and exhibits a wonderful colour palette of Annie Sloan paints

This attractive two bedroom Georgian townhouse has been sensitively and completely renovated. Accommodation includes versatile living space which flows seamlessly from the sitting room, open-plan to dining room and pleasant garden room through to the kitchen. Of particular note is the handsome exposed red brick chimney breast, the stone-effect porcelain floor tiles with underfloor heating throughout the ground floor and a breath-taking double height vaulted principal bedroom suite with exposed rafters and cross beam, supporting a statement chandelier. Plentiful storage and a very useful first floor laundry room complete this easy town centre living. A serene and secluded courtyard garden is positioned to the rear of the property and permit parking is available.

The property has been thoroughly refurbished behind the scenes, with completely modernised electric and plumbing systems to include Victorian-style radiators with the addition of double and secondary glazing throughout – lighting played an important role in the design of the space as well as a paired back approach to decorating to showcase the wealth of original period features.

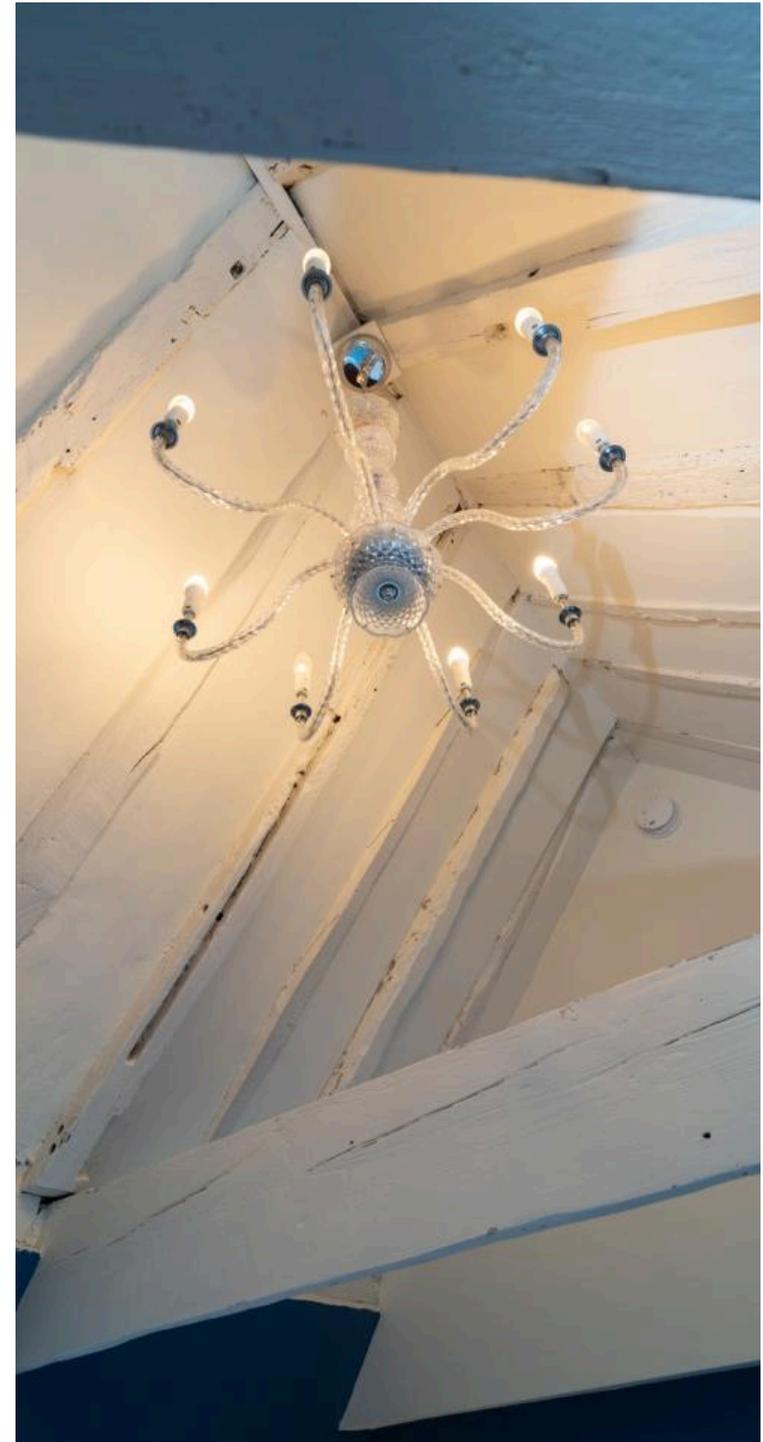
55 Whiting Street is conveniently located within the historic Cathedral town of Bury St. Edmunds and is situated in arguably one of the most desirable residential enclaves and conservation areas (the medieval Norman Grid formed by intersecting Churchgate, Guildhall & Westgate streets). The bars, restaurants and independent boutique shops of Abbeygate Street and the Market Square are nearby. Excellent A14 access is afforded by Westgate Street via Southgate Street.

downstairs.

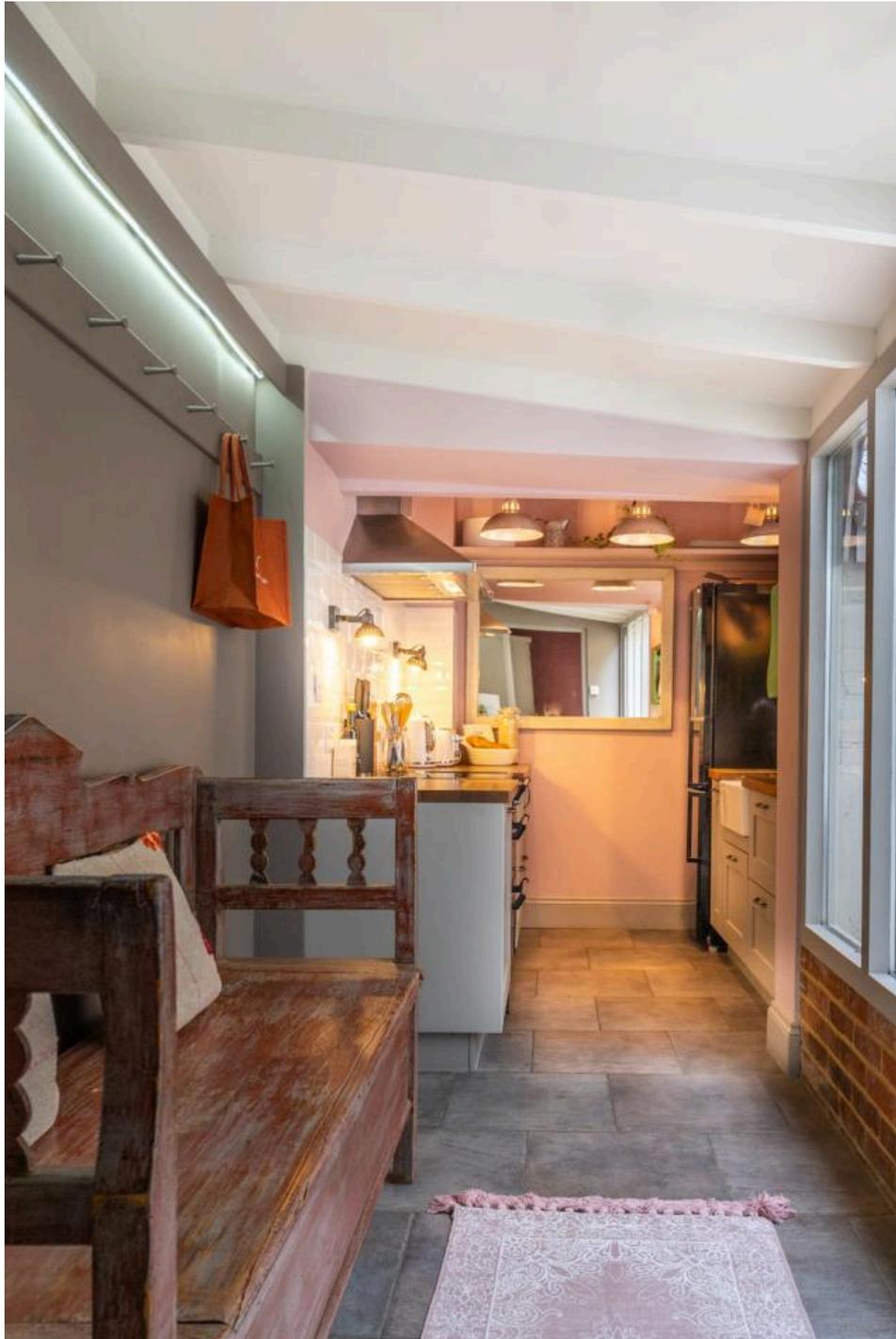
55 Whiting Street is rich in attractive original period features well-blended with modern comforts and benefits from a complete renovation by the owners; as featured in *The English Home* magazine. The flexible and relaxed accommodation measures approximately 1,039 sq ft (96.5 sq m) and will suit a broad range of buyers – all who seek convenient town living.

The spacious and bright sitting room features an elegant twelve-pane sash window with solid wood shutters, allowing abundant natural light. Decorated tastefully, it exudes a welcoming atmosphere, highlighted by a substantial red brick fireplace with a wood-burning stove. Dimmable recessed lighting and built-in storage cupboards complete the space. Step through to a relaxed living area, currently used as the dining room, with its feature fireplace, storage alcove and garden window view.

A light-filled linkway showcasing large tripartite glazing with a door to the rear courtyard garden enhances the home's connection to the outdoors and is accentuated by ambient lighting. The kitchen area has a pleasing mix of dove grey painted cabinetry, solid oak worktops and white brick metro tile splashbacks. The space accommodates a Belfast sink, electric hob with stainless cooker hood and two ovens. While three light pendants and three wall lights set the scene. Multi-zone underfloor heating beneath stone-effect porcelain tiles extend the entirety of the ground floor.







Inviting and relaxing sitting room with wood burner set in exposed red brick statement fireplace





Relaxing open-plan dining space in which to entertain



upstairs.

From the sitting room a staircase winds its way up to the inviting first floor landing painted in *Annie Sloan* 'Svenska Blue'. A useful dedicated laundry room has venting and plumbing for side by side appliances. Bedroom two features a decorative Victorian cast iron fireplace, built-in wardrobe storage and windows fitted with louvre shutters. The shower room has been tastefully designed with a combination of porcelain and white brick metro tiles with the functionality of a double sized walk-in shower enclosure.

The pièce de résistance of the home is the impressive converted attic principal bedroom with exposed cross beam and timbers creating a beautiful light and airy dual aspect space. A skylight with a black-out blind opens up to a wonderful rooftop vista. Further built-in storage and the recent addition of a cloakroom with wc and wall-mounted basin so as to avoid unnecessary late night trips!

Attractive exposed original Georgian wood floors of both bedrooms and landing are pulled into the interior design colour scheme and painted in *Annie Sloan* 'Riad Terracotta'.







floorplan.



Approximate Gross Internal Area (GIA) | 96.5 sq m or 1,039 sq ft

the great outdoors.

Serene and low maintenance rear courtyard garden makes for the perfect secluded town centre oasis located inside the medieval Norman Grid.

To the rear is a courtyard style brick paved garden area with a westerly aspect for that all-important outdoor amenity and perfect al fresco dining space with little maintenance required. Situated within a historic setting and private residential enclave, the Abbey gardens parkland is a short stroll away.





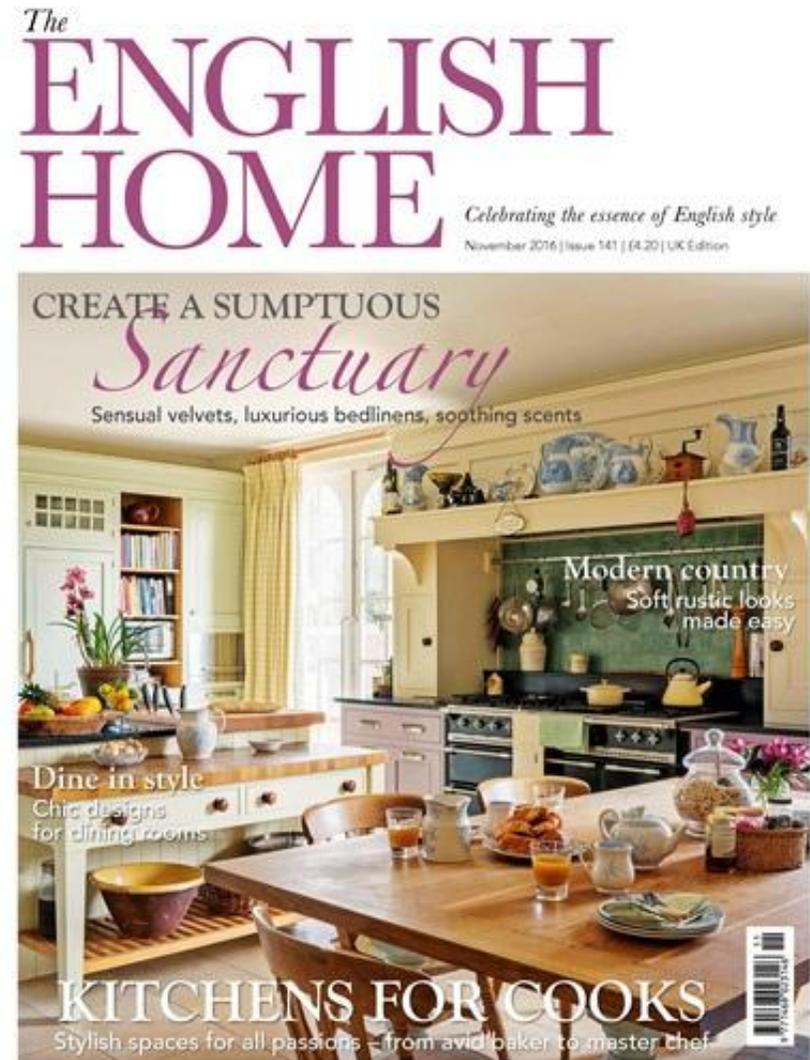
LOCATION



provenance.

No 55 Whiting Street was part of a larger Georgian townhouse now divided into two bijou cottages. The 18th century timber frame has been exposed following extensive restoration in recent years. Previously home to a colourist, the interiors were carefully curated to showcase a pleasing palette of *Annie Sloan* paints and has since been a successful *AirBnB* in the heart of the historic town centre.

Pictured right: the home featured in 2016 edition of The English Home magazine.



AGENT'S NOTES:



TENURE

The property is available for sale by private treaty on a FREEHOLD basis.

PARKING

Zone D town centre medieval Norman Grid permit parking available on request.

LISTED DESIGNATION

The property is Listed Grade II due to its historical and architectural significance and is nestled within the town centre Conservation Area.



SERVICES

Mains water, electricity, gas-fired central heating. Mains drainage. Plumbed multi-zone underfloor heating on ground floor. It is assumed all are connected, as none of these services have been tested.

LOCAL AUTHORITY

West Suffolk Council ([01284 763 233](tel:01284763233))

Council Tax Band B - £1,699.34 per annum (01 April 2025 - 31 March 2026)



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

- James Sawyer, Director of Whatley Lane

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