



**Jocelin House,
Bury St. Edmunds, Suffolk.**

**DAVID
BURR**



JOCELIN HOUSE, 16 NORTHGATE AVENUE, BURY ST. EDMUNDS, SUFFOLK. IP32 6BB

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 minutes. The railway station offers services to Cambridge, Norwich and Ipswich with connections for London. A commuter rail link is available at Stowmarket.

A stunning Victorian family home of grand proportions having undergone a significant programme of renovations during the current owner's tenure and occupying a sought-after address in the Bury St. Edmunds town. Understood to formerly have been a dormitory for residential pupils of Culford School (Methodist Secondary School at the time), the accommodation schedule of approximately 5,600 square feet now comprises 9 bedrooms, 5 bathrooms, 4 reception rooms and a stunning bespoke kitchen/breakfast room which leads on to the rear gardens. There is off-road parking to the front of the property with private gardens to the rear and an expansive dining terrace spanning the breadth of the property. Internally, an annexe has been created which idyllically suits multigenerational living, while remaining flexible enough for use as one substantial dwelling, subject to individual preferences.

A beautifully presented family home with an accommodation schedule in excess of 5,600 sq.ft. With an integral annexe, off-road parking and generous gardens.

ENTRANCE HALL: With parquet flooring and doors to principal rooms on the ground floor with separate lockable door leading to the annexe.

DRAWING ROOM: With high ceilings, ornate cornicing and dual aspect sash windows to the front and side elevations. The focal point for the room is provided by the inset fireplace with an inset multi-fuel burning stove, stone hearth and surround.

KITCHEN/BREAKFAST/LIVING ROOM: Appointed to a high specification with a handmade bespoke range of matching wall and base units with Quartz worksurfaces over. Integrated appliances include a fridge, separate freezer, dishwasher, ceramic butler sink inset with mixer tap and boiling water tap. There is space for gas cooker with hob over. Integral **PANTRY** and wine chiller integrated into the central island. The room is finished with parquet effect flooring and French style double doors opening to the terrace abutting the rear of the property with an 8ft10 wide wall of glass overlooking the rear gardens and open plan access leading to the:-

SITTING ROOM: A cosy space flowing nicely from the kitchen and well suited to informal entertaining. Inset open fireplace with ornamental surround and dual aspect windows to the rear and side elevations. Of note is the elegant metal work in the ceiling which has been tastefully retained by the current occupiers.

DINING ROOM: A beautiful bay fronted dining room with high ceilings and hallmark period features including elegant cornicing, picture rails and inset ornate fireplace on raised hearth with tiled surround.

CLOAKROOM: With a white suite comprising WC and hand wash basin.

First Floor

LANDING: with high ceilings and access to the principal rooms on the first floor.

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PRINCIPAL BEDROOM: A grand double bedroom with dual aspect windows to front elevation. Inset ornate fireplace with decorative surround and archway leading to:-

ENSUITE BATHROOM: Well-appointed with heritage style white suite comprising freestanding claw footed slipper bath, dual handwash basins with vanity units under, WC and a corner shower with glass door. The bathroom has a further door leading to the first-floor landing.

BEDROOM 2: A substantial double bedroom with integrated storage and dual aspect windows to rear.

BEDROOM 3: Double bedroom with integrated storage, ornate fireplace and dual aspect windows to front.

FAMILY BATHROOM: With a white suite comprising WC, handwash basin with storage under, panel bath with tiled surround and shower attachment over.

Second Floor

LANDING: With dormer window to side and door to:-

BEDROOM 4: A substantial double bedroom with window to front aspect.

BEDROOM 5: Double bedroom with dormer window to side.

BEDROOM 6: Double bedroom with skylight window to side.

BEDROOM 7: With skylight window to side.

SHOWER ROOM: Well-appointed with a white suite comprising WC, handwash basin with storage under and corner shower with sliding glass door. Door to:-

UTILITY CUPBOARD: With spaces for white goods including washing machine and dryer as well as an inset sink with surrounding worksurfaces and sky light window to side. Further door to loft storage.

ANNEXE

With an independent entrance door leading to:-

HALLWAY: With stairs rising to first floor and personnel door leading to gardens at the rear.

SITTING ROOM: A versatile reception room with French style double doors opening onto the terrace abutting the rear of the property. Widow to side aspect.

KITCHEN: Appointed with a range of matching wall and base units.

CLOAKROOM: With white suite comprising WC and hand wash basin.

CELLAR: With steps leading from the annexe hallway providing useful storage as well as housing the hot water tank and boilers for the house and annexe.

First Floor

LANDING: Useful storage cupboard and door to:-

PRINCIPAL BEDROOM: With window to rear aspect and door to:-

ENSUITE BATHROOM: With white suite comprising WC, handwash basin with storage under, corner bath with handheld shower attachment and corner shower with glass hinge door and frosted window to side.

BEDROOM 2: A substantial double bedroom with dual aspect windows to rear.

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Outside

The property has an imposing façade from the front elevation and is accessible via an 'in and out' horseshoe style driveway providing **OFF ROAD PARKING** and access to both the main house and the annexe independently. To the rear, the gardens are predominantly laid to lawn with maturing hedging occupying the borders while boundaries are clearly defined by close board fencing to three sides. There is a substantial terrace immediately abutting the rear of the property with steps leading down to the lawns.

AGENTS NOTE

We understand that white asbestos has been identified at first floor – speak to the Agent for further information.

CONSTRUCTION TYPE: Brick

SERVICES: Main electricity, water and drainage are connected. Gas fired heating (please note that we understand there are 2 combi boilers, one responsible for the annexe and the other the main house). **NOTE: None of these services have been tested by the agent.**

LOCAL AUTHORITY: West Suffolk Council: 01284 763233.

Council Tax Band:

EPC RATING: E.

BROADBAND SPEED: Up to 1000Mbps (Ultrafast) source: Ofcom.

MOBILE COVERAGE: EE, THREE, VODAFONE, O2 – all likely outdoors. 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: ///comments.recap.garden.

VIEWING: Strictly by prior appointment only through DAVID BURR.

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 whatsoever 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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Northgate Avenue, Bury St. Edmunds, IP32

Approximate Area = 4865 sq ft / 451.9 sq m

Limited Use Area(s) = 224 sq ft / 20.8 sq m

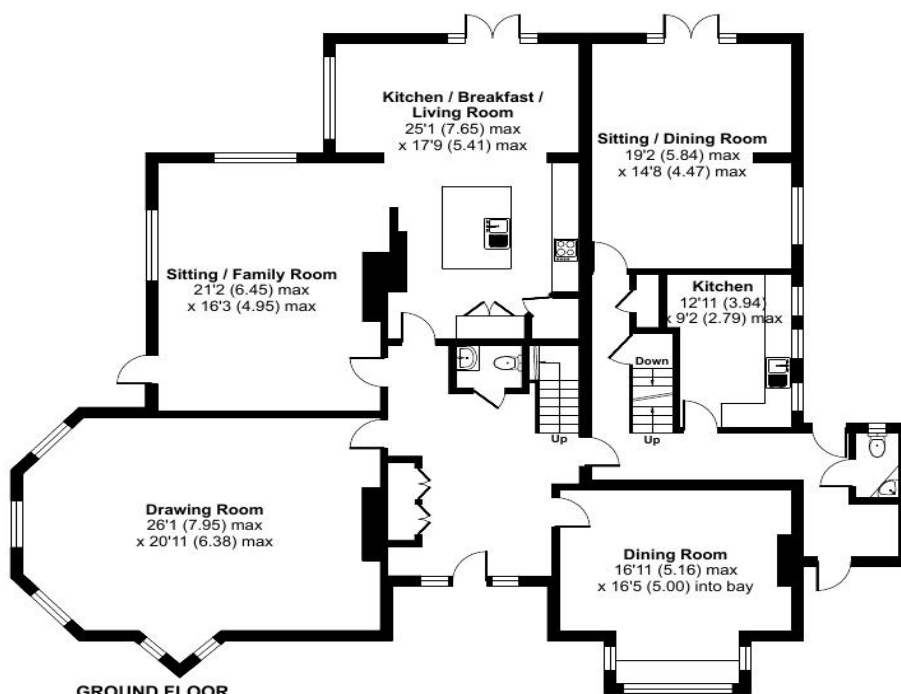
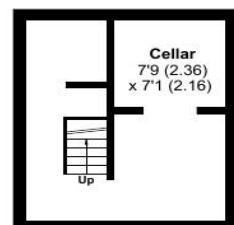
Annexe = 622 sq ft / 57.7 sq m

Total = 5711 sq ft / 530.4 sq m

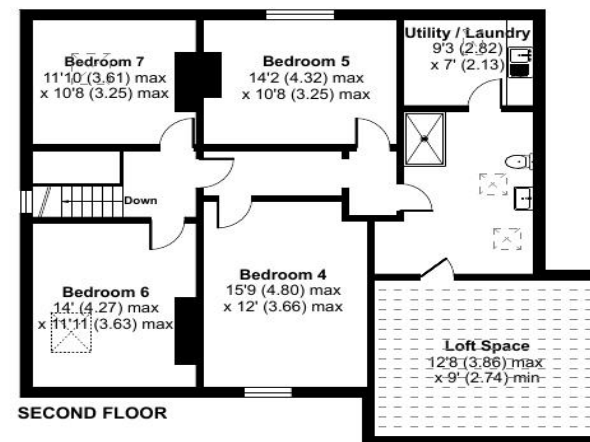
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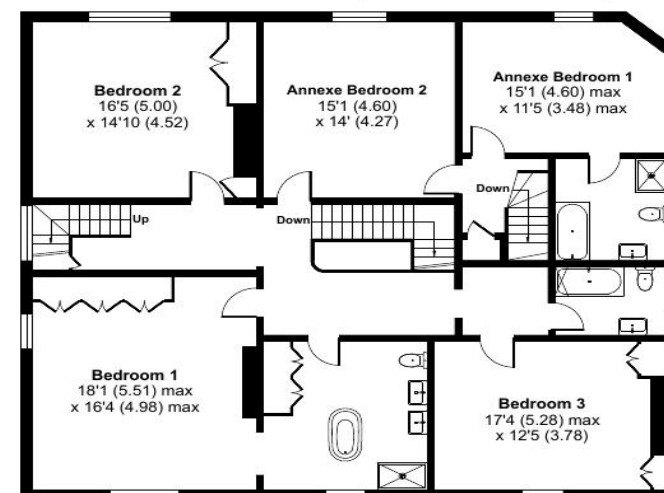
Denotes restricted
head height



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



