

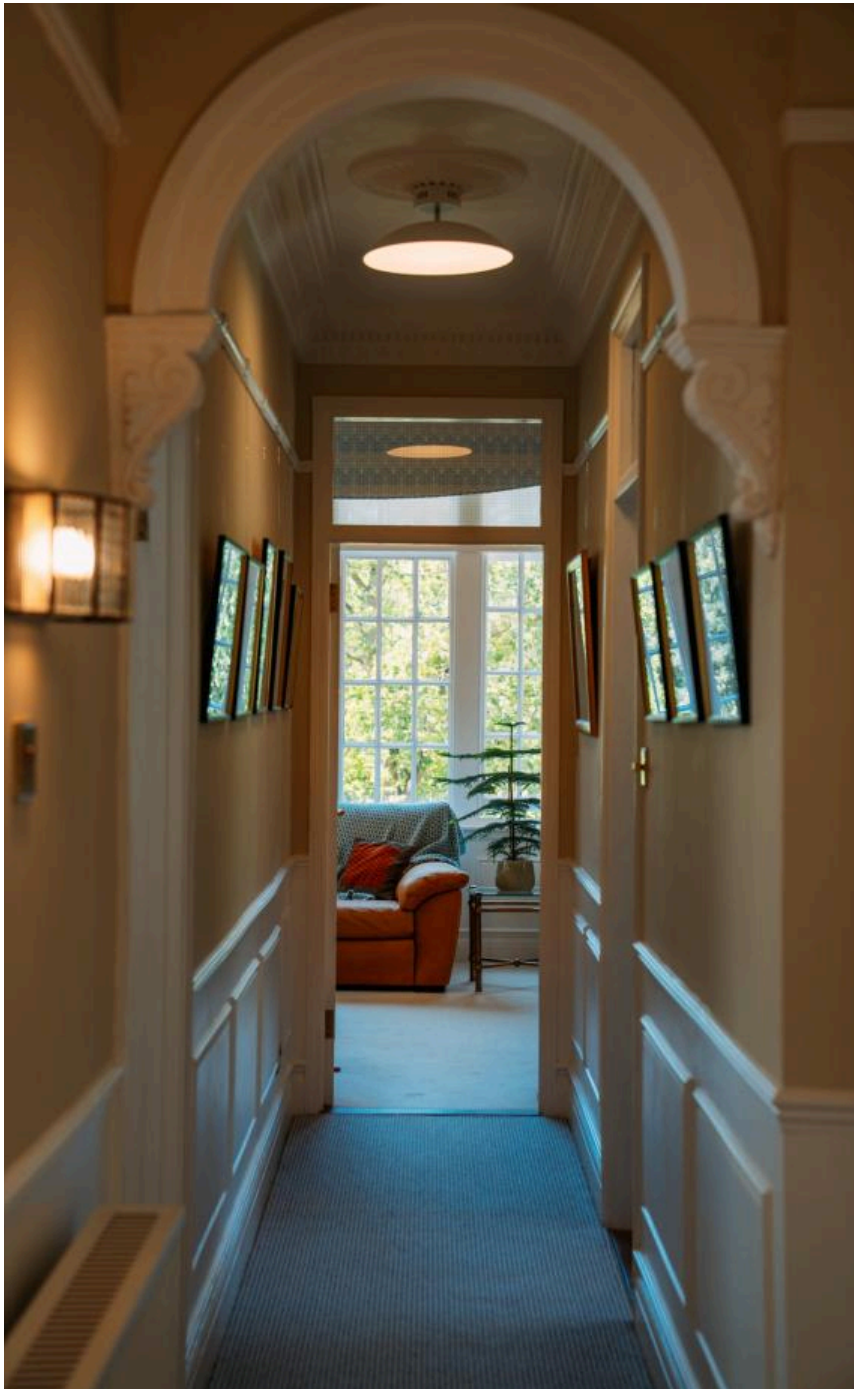


No.5

ST. JAMES COURT
BURY ST. EDMUNDS
SUFFOLK



Notable Arts & Crafts Movement motifs include steeply pitched roof, oriel windows, alternating hanging tiles and its tall defining chimney



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An impressive and altogether uplifting stately triple aspect living room – formerly the school refectory – boasts unrivalled Cathedral views towards the ancient abbey ruins framed by verdant mature trees.

– James Sawyer, Director of Whatley Lane



Introduction.

Stately three-bedroom apartment living with stunning Cathedral views, glorious residents' garden, plentiful parking & close to the historic town centre.

Situated in a tranquil area and positioned in an elevated leafy setting, this first floor apartment, serviced by a newly installed elevator, is serenely located at the rear of an imposing building with stunning garden views towards the Cathedral tower in the distance afforded by the grand triple aspect living/dining space: the former school refectory. A graceful three-bedroom apartment that forms part of the conversion of King Edward VI Grammar School, commissioned by the 3rd Marquess of Bristol among other patrons and governors of the time. This architectural gem is exemplar of the late 19th century Arts & Crafts Movement with its steeply pitched roofs, tall chimney, oriel windows and alternate rows of decorative rectangular and rounded hung tile motifs along the upper storey and gabled ends. Following a comprehensive refurbishment by the current owner; of particular note is the sleek bespoke kitchen, shower room, separate additional cloakroom, lime washed *Karndean* oak floors of the bedrooms, newly installed carpets and heating system and water softener. Plentiful storage, including fitted wardrobes in two of the bedrooms and a office/studio work cabinetry in another as well as a vestibule.

Approached along a leafy driveway with access to a large residents' and visitors' gravelled parking area. Exceptional well-kempt communal landscaped grounds extending to 0.8 acres to entertain and relax in. Elevator access from dual entranceways. Pedestrian walkway to neighbouring tennis court, bowling club facilities, River Lark trail and Abbey Gardens parkland.

No.5 St. James Court is conveniently located on the northernmost fringe of the ancient abbey ruins, accessed via Eastgate Street within the historic Cathedral town of Bury St. Edmunds and is situated in a highly desirable, tranquil and secluded residential enclave. Excellent A14 access is provided via Northgate Street. The bars, restaurants and independent boutique shops of Abbeygate Street and the Market Square are nearby. They include Michelin star *Pea Porridge*, also featured in the Guide are *Maison Bleue*, *Bellota* and *Lark*. The country's oldest surviving Regency playhouse, *Theatre Royal*, and the quaint *Abbeygate Cinema*, are both only a short stroll. Excellent A14 access is provided via Northgate Street.

Accommodation.

No.5 St James Court displays a wealth of period features well-blended with many modern comforts and since its conversion in the 1980s benefits from a comprehensive refurbishment. The stately accommodation with its high ceilings, measures approximately 1,031 sq ft (95.7 sq m) and will suit all who seek the convenience of town centre living with picturesque Cathedral views, parking and attractive outdoor amenity.

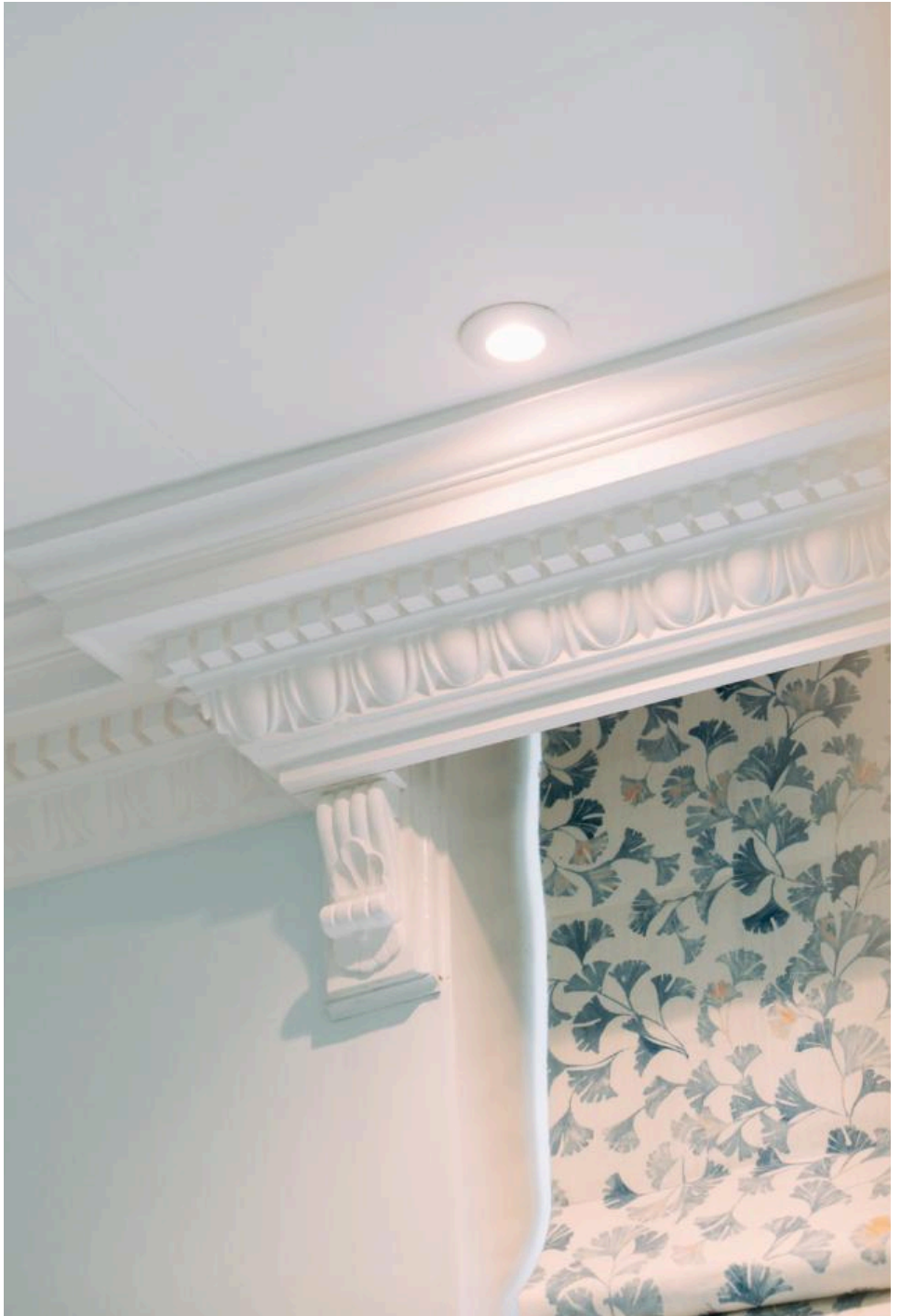
Dual entranceways from either the road frontage or rear gardens and car parking open into a welcoming private residents lobby with an intercom entry systems and newly installed elevator to the first floor. Step inside the apartment entrance hall with double doors to a large vestibule / boot room storage cupboard with hanging rails. A separate well-appointed cloakroom is fitted with a wc, stylish teal coloured vanity unit with a sleek basin, heated towel rail and *Amtico* floor tiles. An attractive archway with corbels leads you along an enfilade like hallway connecting all the accommodation with a series of ceiling roses and flush modern lighting. It then opens up to a no expense-spared kitchen with sophisticated cabinetry by *Häcker* finished in a gloss duck egg blue and complemented by glistening marbled quartz silestone work surfaces. Integrated appliances include a combination microwave oven and an oven/grill, fridge/freezer, washer/dryer, slimline dishwasher, four ring induction hob and extractor - all by *Neff*. A lovely large period sash window has views across to treetop canopies and is fitted with café-style window shutters.







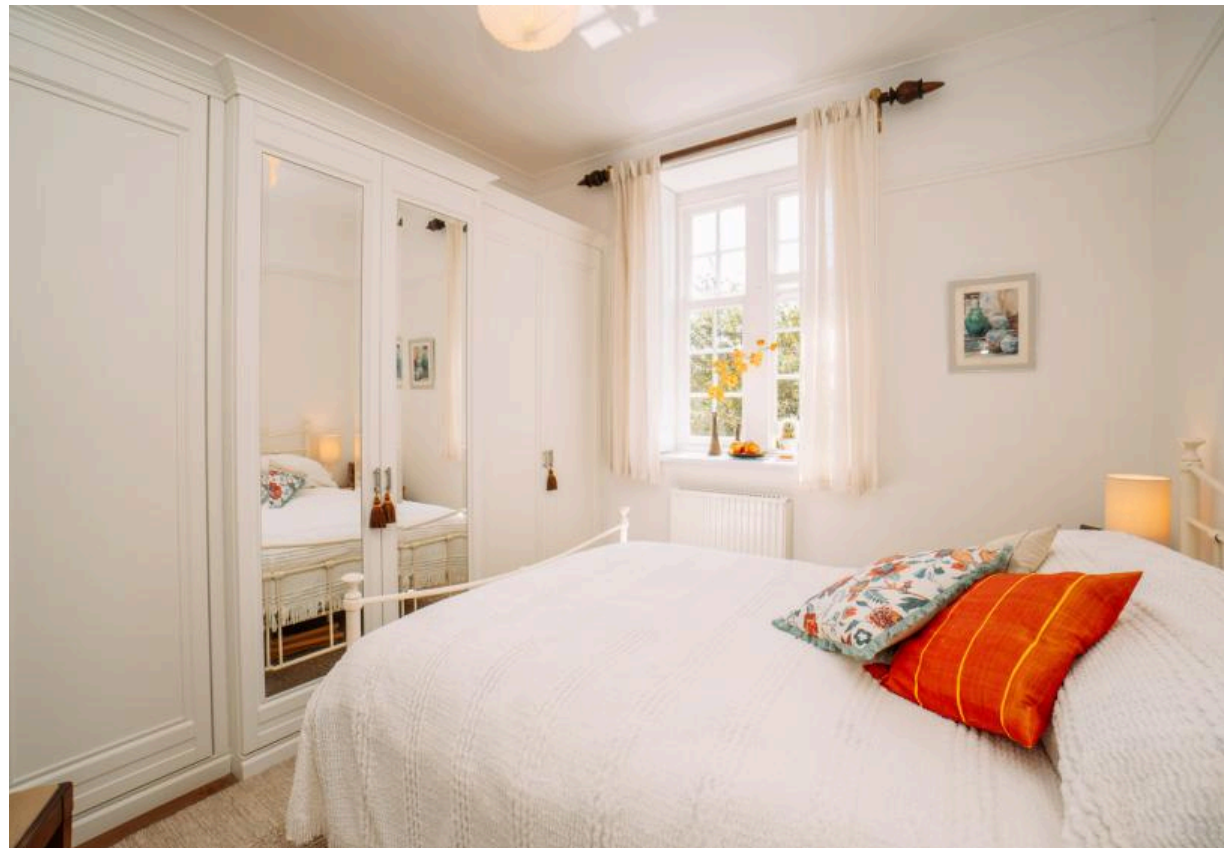






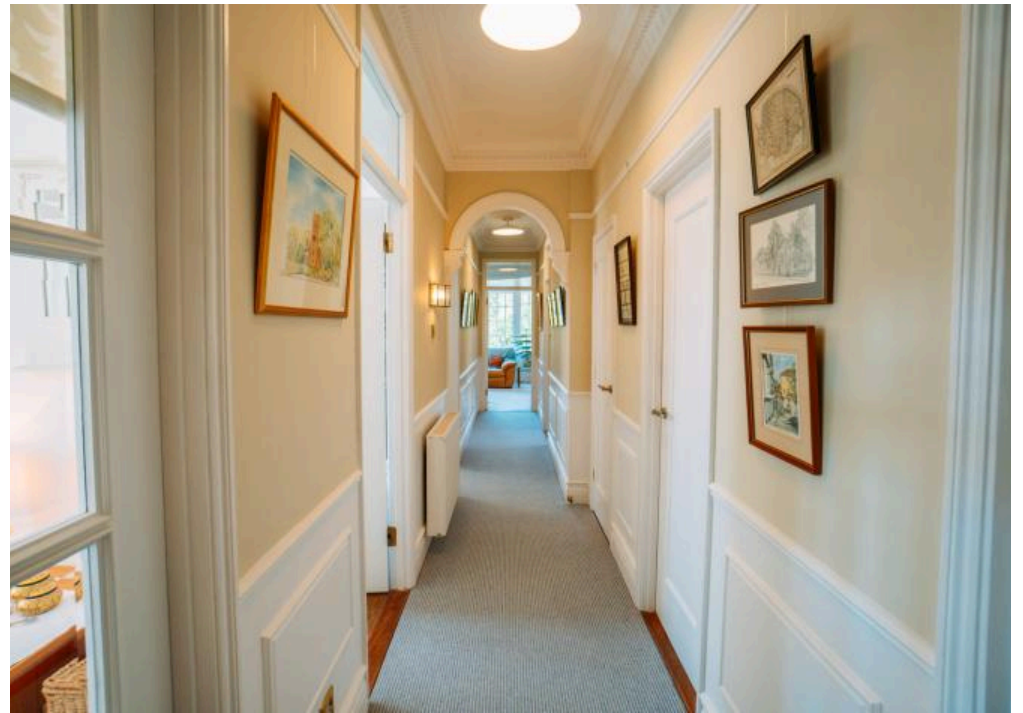
A glazed casement door open into the impressive and altogether uplifting stately triple aspect living room with its unrivalled Cathedral views towards the ancient Benedictine abbey ruins and provides the perfect ringside seats for the town's annual fireworks display. Its deep egg and dart dentil cornice is a crowning feature. Formerly the refectory part of the converted Grammar School, the now grand reception room provides a magnificent and versatile space for entertaining or relaxing.

The three south-facing bedrooms are beautifully arranged and each is fitted with bespoke wood shutters. All are fitted with *Karndean* 'Knight Tile' lime oak floors personalised with distinctive blond inlay surrounds. Cleverly upcycled four poster bed posts now lend intrigue as curtain poles. The principal bedroom is fitted with a wardrobe and dressing table and bedroom two also has a fitted wardrobe while the third bedroom has been transformed into a home studio / office with fitted work stations. All are served by a shower suite comprising a walk-in corner shower cubicle fitted with a *Grohe* shower attachment, vanity unit with basin and wc. Again *Amtico* floor tiles complete the space. There is a laundry room with watersoftener and water cylinder.

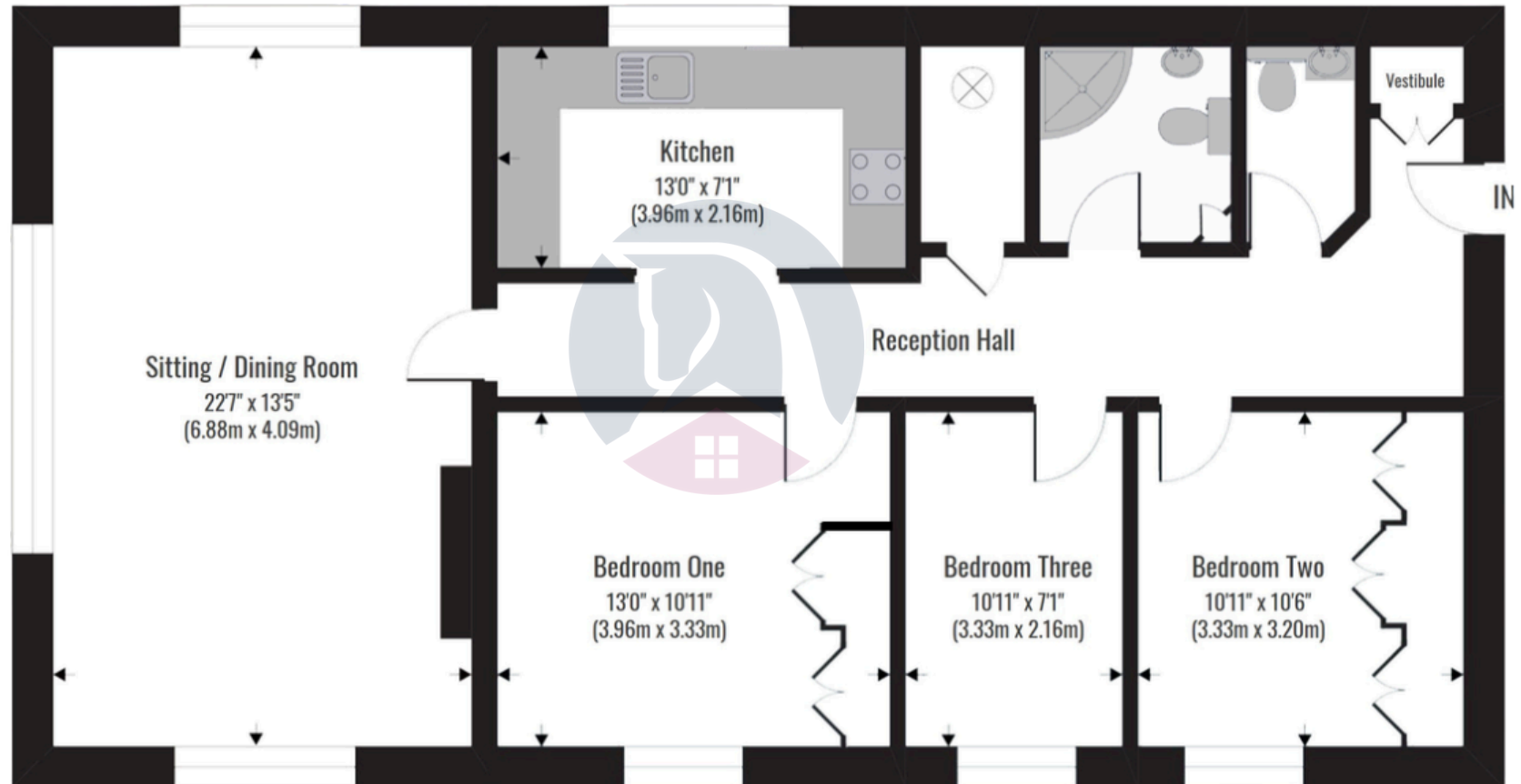








Floorplan.



Approximate Gross Internal Area (GIA) = 1,031 sq ft (95.7 sq m)

The Great Outdoors.

A splendid private residents' garden creates a welcome oasis given its enviable town centre proximity with its pleasant walk through to the historic Abbey Gardens afforded by pedestrian access from the grounds which connects the neighbouring tennis court and bowls club facilities. The elevated position boasts unrivalled far-reaching views of the Cathedral and townscape illuminated at night. Laid mainly to lawn with specimen trees interspersed along the boundary and enclosed by fencing. There is a residents' seating area for enjoyment of the south westerly aspect.

Adjacent is a residents' and visitors' large gravelled parking area and bike store.





Location.

EXCELLENT CONNECTIVITY

WALK

Town Centre	5 min
Bus Station	15 mins
Rail Station	20 mins

ROAD

A14	4 miles
Ipswich	36 miles
Cambridge	35 miles
Stansted Airport	55 miles

RAIL

Newmarket	20 mins
Ipswich	36 mins
Cambridge	42 mins
London Liverpool Street	1hr 50 mins



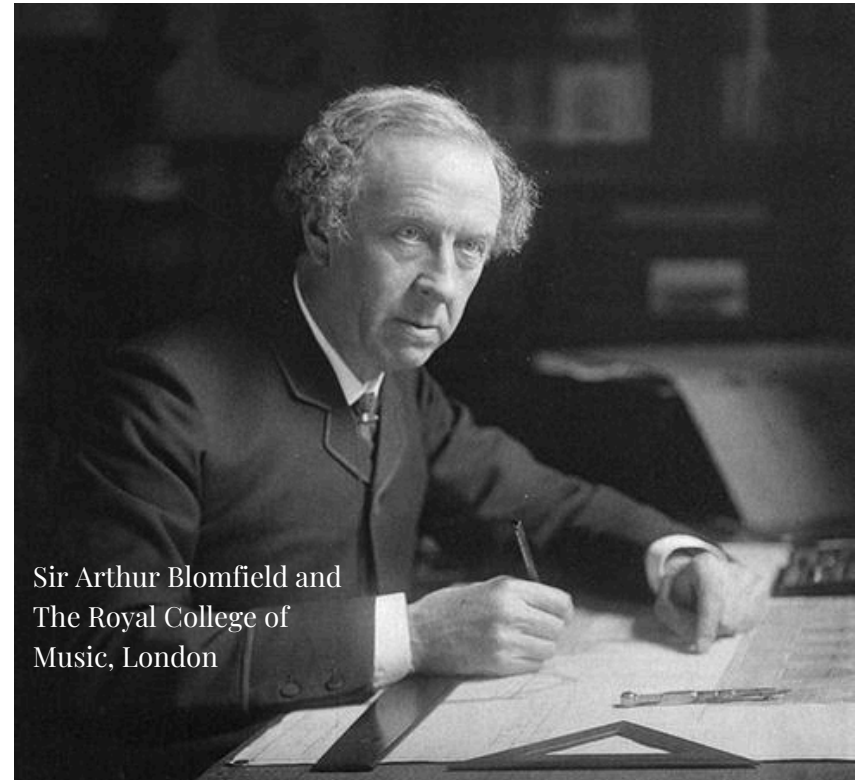
PROVENANCE

“St. James Court” was commissioned as a purpose-built home to King Edward VI Grammar School and Sir Arthur W. Blomfield (6 Mar 1829 – 30 Oct 1899) was tasked with its design on 1st July 1882. A proponent of Gothic Revival style of architecture and former vice president of RIBA whose notable works included The Royal College of Music, London, Selwyn College, Cambridge, and St. George’s Anglican Cathedral in Georgetown, Guyana. The building remained as a school from 1883 to 1972 on the Vinefields site (as displayed by a commemorative plaque *below*). Its conversion into sixteen apartments took place in the 1980s by well-renowned local builder: Baker Construction.

In 1217 Robert of Graveley, was elected Abbot of Thorney and Sacrist of Bury (1217–1237) who was recorded in Gesta Sacristarium as an efficient and active Sacrist. It was in the 13th Century vineyards were planted on the slopes facing the Abbey and enclosed with stone walls.

Along with other areas surrounding the abbey, the wine pressed from the vineyards was all part of what was needed to supply the monks and workers in the Abbey. Sometime around 1500 a chill in Northern Europe caused all the English vineyards to be closed down.

Vinefields farm has then for 500 years been farmed as arable land. This area is still known as the Vinefields and as the access road was named ‘Vine Fields’ in the 19th century.



Sir Arthur Blomfield and
The Royal College of
Music, London



Agent's Notes.

TENURE

The property is offered For Sale by private treaty on a LEASEHOLD basis with vacant possession upon completion.

LISTED STATUS

Due to the historic and architectural merit of St. James Court, the property is assigned a Grade-II listing status.



LEASEHOLD DETAILS

180-year leasehold extension with 174 years unexpired.
Zero ground rent.



SERVICES

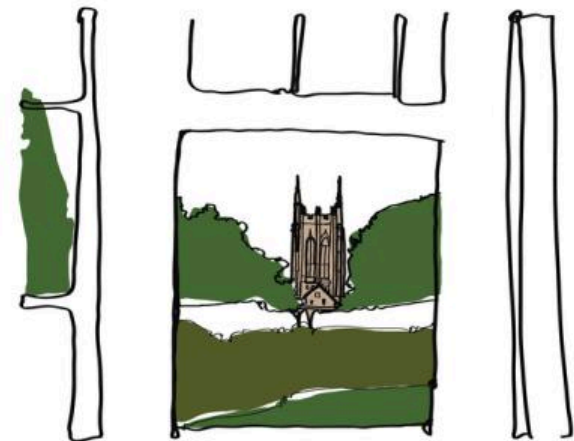
Mains water, drainage and electricity. Maintenance / Service charge of £275.76 per month collected by the Residents' Association to include buildings insurance, communal cleaning, landscaping, external decoration (full list available).

LOCAL AUTHORITY | TAX & EPC BANDS

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

Council Tax Band C - £2,034.56 (2026/2027).

Energy Performance Certificate (EPC) - D rating.



CLIMATE POSITIVE

We are conscious participants in the built environment, and rooted in the business is our tree planting mission.

For each sale and letting successfully completed, we cover the cost of tree planting by contributing part of our commission to worldwide reforestation projects through our impact partner: Ecologi.

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

- James Sawyer, Director of Whatley Lane

BUY OR RENT PROPERTY, PLANT TREES

**Trees planted for every
property sold or let.**

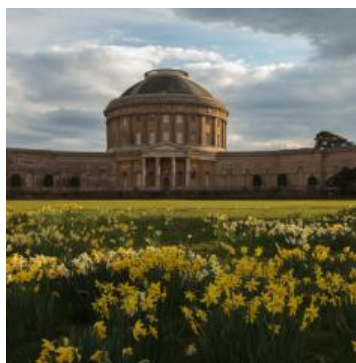


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