



67 GUILDHALL ST
Bury St. Edmunds | Suffolk





Large dual aspect, open-plan Reception / Dining Hall with exposed studwork steps up to a cossetting Sitting Room that exudes a relaxed and calming atmosphere

67 GUILDHALL ST

BURY ST. EDMUNDS | SUFFOLK

- Attractive four bedroom 16th century townhouse; attention to detail with a touch of bohemian chic
- Large & inviting open-plan reception/dining hall with wood burning stove in Sitting Room
- Three further bedrooms including enchanting attic room & lofty family bathroom
- Beautiful principal bedroom with roll-top bath & period details
- Cavernous cellarge; ideal for storage & wine
- Good news: no upward chain!
- Ideal location, directly in the heart of the historic medieval grid with the vibrant town centre a stone's throw away
- Homely south-facing kitchen / breakfast room with walk-in larder, rear lobby & cloakroom
- Serene & secluded rear terrace leads to 80' deep private south-west garden
- Zone D residents' permit parking available



Stylish and unique period townhouse with large south-west garden has a touch of bohemian chic

This attractive four bedroom townhouse has been sensitively stripped back to showcase a wealth of original period features from Tudor beams to polished wood floors.

Accommodation includes versatile living space which flows seamlessly from the impressive dual aspect, open-plan Reception Hall with Dining area and removed partitions through to Sitting Room area with wood burning stove, to the south-facing Kitchen / Breakfast Room with walk-in larder, cloakroom and rear lobby leading to the tiered garden beyond. Of particular note is the impressive full-width, street facing fenestration of the spacious front living area complete with shutters (a 19th century shopfront legacy with its panelled stalls and once Bateman's sweet shop), the cavernous two-cell basement level with original Georgian wine 'bins', four double bedrooms including a spectacular principal bedroom with roll-top bath and coffered ceiling (allegedly designed to replicate a galleon cabin by a former owner and retired 18th century sea captain) and lofty bathroom.

A serene and secluded courtyard has dual access from the Rear Lobby and French doors of the Sitting Room, which opens up to a private and tranquil 80' deep garden. Edwardian summerhouse. Residents' permit parking is available.

67 Guildhall 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. Refer to our Situation page to discover more.

ACCOMMODATION

WITH APPROXIMATE MEASUREMENTS



67 Guildhall Street displays many attractive original period features well-blended with modern comforts and benefits from a sensitive restoration by the landlord; as featured in *25 Beautiful Homes* magazine Christmas edition. The flexible and relaxed accommodation measures approximately 2305 ft² (214.1 m²) and will suit a broad range of buyers, from young families to downsizers – all who seek convenient town living with outdoor amenity.

Ground Floor

OPEN-PLAN RECEPTION/DINING HALL 22'11" x 14'7" (6.98m x 4.44m)

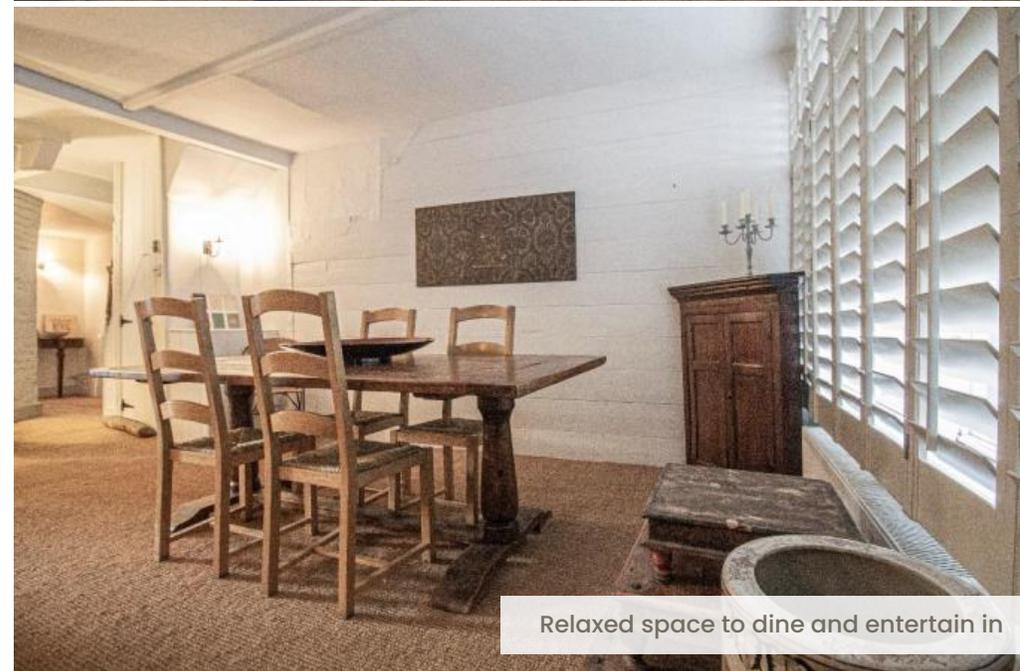
A substantial panelled hardwood entrance door with ornate console brackets and fanlight above complement an expanse of 19th century fenestration and shutters either side, which cast plentiful natural light over the entire ground floor. Tastefully decorated and delivering an instant wow factor upon arrival, this large, flexible and bright room makes the ideal space to welcome and entertain guests. Walls and partitions were removed by more recent owners, leaving only the supporting beams, and allowing light to stream in from both the front and back of the property. Pendant lighting. Stylish, chic and durable sisal carpet laid throughout. A half-glazed stripped pine door opens into a full height storage cupboard. Open studwork to:

SITTING ROOM 16'3" x 13'3" (4.96m x 4.03m)

South-facing French doors lead to the rear courtyard seating area and garden beyond. The focal point of this living space is the cossetting wood burning stove surmounting a brick hearth with bressumer. TV/Phone point. Doors to cellar and inner hallway. Sisal carpet continued.



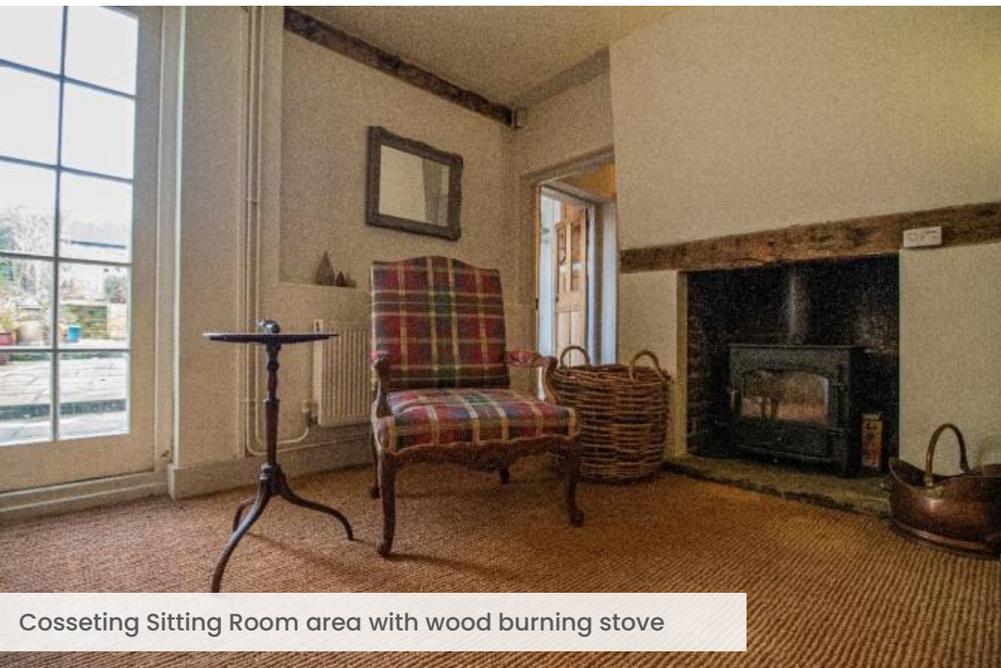
Reception hall area with useful storage



Relaxed space to dine and entertain in



South-facing Kitchen setup creates a homely rustic feel



Cosseting Sitting Room area with wood burning stove

INNER HALL

With doors to Sitting Room and Kitchen/Breakfast Room. Staircase rising to First Floor.

KITCHEN / BREAKFAST ROOM 12'11" x 11'0" (3.94m x 3.36m)

Step into a bright south-facing rustic and homely Kitchen with view of rear terrace and garden area beyond via a half-glazed pine door. A large expanse of glazing brings the outside in and opens up a pleasant aspect to the home. Storage includes a series of Victorian fitted painted cupboards with shelving, solid oak wood worktops. A former chimney recess with mantels shelf accommodates a freestanding stainless two oven cooking range with grill and five ring gas hob set off by a splashback made up of striking geometric patterned and co-ordinating mosaic Victorian-style wall tiles. Belfast sink with mixer tap and stainless steel splashback, further ceramic rinsing sink with tap. Space and plumbing for dishwasher and washing machine. Wall-mounted gas boiler. A mix of recessed and pendant lighting. *Karndean* luxury vinyl floor tiles. Loft access. Opening to:

WALK-IN LARDER / UTILITY

Space for a condenser dryer and upright fridge/freezer. Shelving. Window to rear garden aspect.

REAR LOBBY

Step up to rear lobby. Pendant light. Pamment tiled floor. Half glazed door to rear terrace and garden beyond. Door to:

CLOAKROOM

Window to rear aspect. Low-level wc, wall-mounted wash basin. Tiled. Exposed brick wall and painted wainscot.

Lower Ground Floor

Lofty and cavernous two-cell cellarage with 8' (2.4m) headroom.

CELLAR ONE 18'3" x 12'9" (5.58m x 3.87m)

Brick floor, coal chute. Archway to:

CELLAR TWO 14'4" x 9'10" (4.37m x 2.98m)

Brick floor, coal chute and original brick built Georgian wine 'bins' and arched alcove shelving above.

First Floor

LANDING

Stair ascends from Sitting Room into a lovely landing area lit by a skylight. Balustrade with pine handrail and square section balusters. Exposed wood flooring. Wall light. Doors to Bathroom, Bedroom One, Two and Three. Stairs to second floor.

BEDROOM ONE 18'1" x 14'3" (5.52m x 4.34m)

A most beautiful and well-proportioned principal bedroom with two windows overlooking front aspect and each with window seats. A multitude of period flourishes include a spectacular Georgian coffered ceiling – an indication of the prosperity of its 18th century occupants – decorative Victorian cast iron feature fireplace with timber chimney piece and stunning 9" exposed solid wood floorboards. Recess fitted with roll-top, ball and claw footed, cast iron bath with pedestal hand basin.

BEDROOM TWO 12'8" x 13'4" (3.87m x 4.07m)

Vaulted double bedroom with pleasant views from a large sash window towards the deep rear garden. Ornate Victorian cast iron feature fireplace. Sisal carpet.

BEDROOM THREE 11'7" x 9'10" (3.52m x 3.00m)

Double bedroom with storage cupboard. Pine Georgian floorboards sanded and oiled.

BATHROOM 6'9" x 7'9" (2m x 2.3m)

A crisp white suite with lofty ceiling having plenty of natural light via a velux skylight and window to garden views. Panelled bath with mixer tap and rain shower with glazed screen, pedestal hand basin and wc. Panelled walls, tiled floor and white brick metro tiles. Heated towel rail. Recessed lighting.

Second Floor

BEDROOM FOUR / ATTIC ROOM 14'11" x 12'11" (3.54m x 3.94m)

Positioned on the top floor a stairs ascends to an enchanting double bedroom with dormer sash window to front aspect, a plethora of exposed timbers and a vaulted rear gable useful storage nook.



Principal bedroom with spectacular coffered ceiling and period details



Lofty bedroom two with large sash garden window and fireplace



GARDEN

An attractive 80' deep (approximately) rear garden is accessed via French doors in the Sitting Room and from the rear lobby. It is laid with period style paving slabs having gentle steps through to the lawned area with stocked borders. Enclosed by panel fencing with brick and flint wall to the rear boundary. A timber summerhouse with windows to the front aspect, reputedly dates back to the Edwardian period, is currently used for storage. Outside tap. A surprisingly private garden by town standards with a southerly aspect.



DISCOVER SUFFOLK

Bury St. Edmunds is an extremely attractive and prosperous market town located in the heart of Suffolk. The A14 gives fast access to the east coast ports, Ipswich, Cambridge, the Midlands and to Stansted and Cambridge Airports, as well as London via the M11. The Arc is the town's latest, modern retail outlet and is a popular shopping destination. All major food stores are well-represented, including Waitrose. There is a twice-weekly open-market in addition to a variety of eateries, attractions and places to stay. The Millennium Tower that crowns St. Edmundsbury Cathedral is the landmark. There is plenty on offer to keep families entertained. The Apex Arts Centre is a state-of-the-art live entertainment venue which hosts exhibitions and events. Watch a great performance at the Theatre Royal – the only surviving Regency playhouse in England. Other amenities include a range of health clubs, swimming pools and leisure facilities. Bury St. Edmunds has a real sense of community and is a truly friendly town.

Horseracing is at neighbouring Newmarket, a number of interesting golf courses nearby, sailing and water sports on the River Orwell and an outstanding 50 mile (80 km) heritage coastline and an Area of Outstanding Natural Beauty encompassing Aldeburgh and Southwold.

SITUATION



Angel Hill town centre (walk) 4 mins
(A14) 1.2 miles
A11 (M11) 20 (30) miles
Newmarket 18 miles
Ipswich 25 miles
Cambridge 28 miles



Suffolk Heritage Coast
Aldeburgh
(65 mins / 44 miles)



From Bury St. Edmunds
London Kings Cross
(105 mins)
From Cambridge
London Liverpool Street
(110 mins)
Cambridge
(50 mins)



London Stansted Airport
(50 min / 40 miles)
Cambridge International Airport
(45 mins / 26 miles)



There is a wide choice of excellent schooling, both Private and State, within the area.
Private includes: Culford School (1-19); South Lee School (2-13).
State includes: Guildhall Feoffment Primary School (5-11); King Edward VI School (11-18).
University of Suffolk at West Suffolk College – Further Education.



Enchanting attic room with exposed gable nook



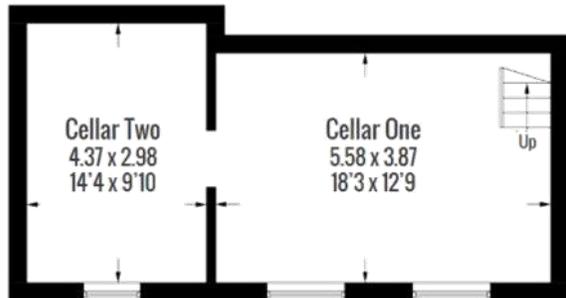
Serene & secluded terrace and tiered garden

FLOORPLAN

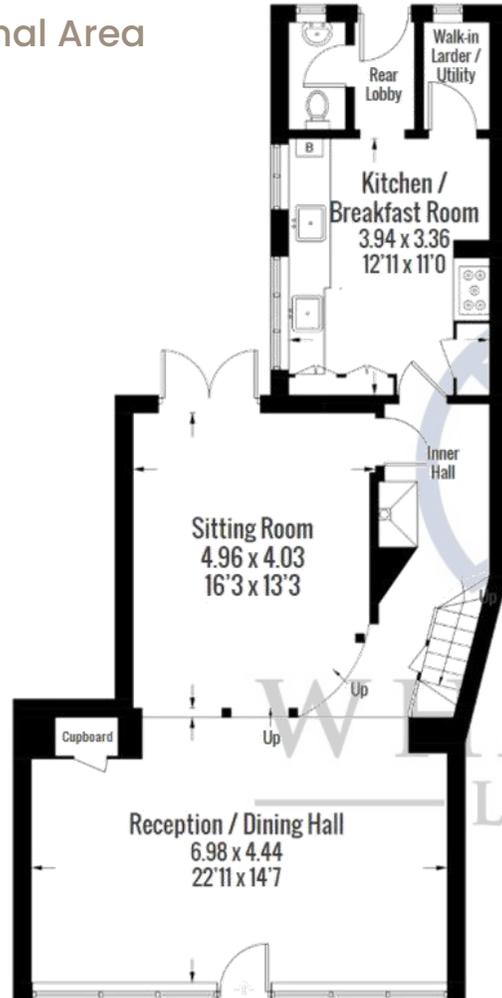
Approximate Gross Internal Area
= 2305 ft² (214.1 m²)



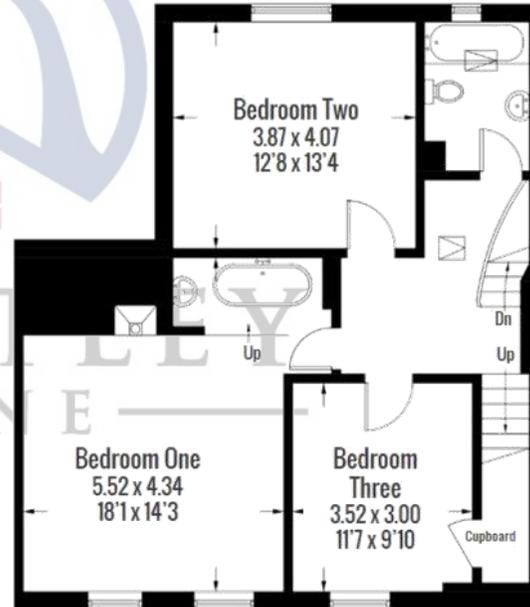
= Reduced headroom below 1.5m / 5'0"



BASEMENT



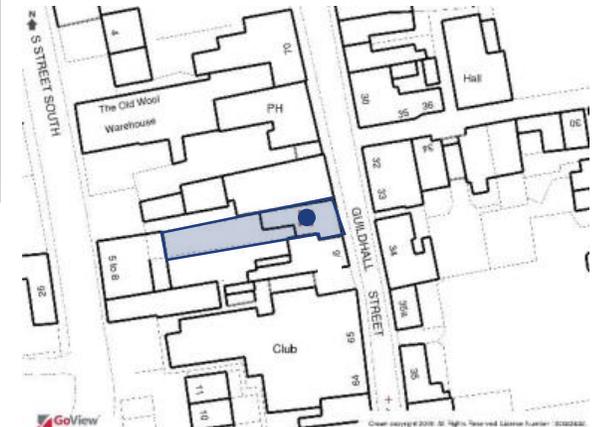
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

GENERAL INFORMATION

TENURE

The property is Freehold with vacant possession upon completion.

SERVICES

Mains water, drainage, electricity. Gas-fired central heating. Broadband internet. AGENT'S NOTE: none of these services have been tested.

LOCAL AUTHORITY

St. Edmundsbury District Council (01284 763 233)

Tax band D – £1,792.44 (2020/21)

VIEWING ARRANGEMENTS

Strictly by prior appointment through the seller's sole agent: Whatley Lane Estate Agents (WLEA). If there is anything of particular importance, please contact us to discuss, especially before embarking upon your journey to view the property.

DIRECTIONS (IP33 1QF)

From London/Cambridge (by car) exit the M11 at Junction 9 and take the A11 towards Newmarket. Continue on the A14 towards Bury St. Edmunds. Exit the A14 at Junction 44, signposted 'Bury St. Edmunds West'. Take the A134 and follow signposts to the town centre, at the third roundabout head north into Southgate Street and follow the road until turning into Westgate Street passing the Theatre Royal on your left hand side. Turn right into College Street, left into Churchgate Street and then left into Guildhall Street and No.67 is 150 metres along the street on the right hand side **marked by our For Sale board**

From the town centre (on foot) leave the Market Square, proceed south down Guildhall Street passing our office on the left in Churchgate street continuing down Guildhall Street where No.67 is 150 metres on the right hand side **marked by our For Sale board**.



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www.countrylife.co.uk

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