



28 GUILDHALL STREET
Bury St. Edmunds | Suffolk





The large, bright and cossetting Sitting Room with vaulted ceiling and French Doors to the rear courtyard exudes a relaxed and calming atmosphere

28 GUILDHALL STREET

BURY ST. EDMUNDS | SUFFOLK

- Three bedroom Georgian townhouse with early 16th century roots in sought after residential street
- Living space seamlessly flows from Kitchen through Dining Room to vaulted Sitting Room
- Ample first floor guest & family accommodation off large landing adjacent to Bathroom
- Beautiful Master bedroom suite occupies the entire top floor
- Good news; pet friendly landlords!
- Ideal location; directly in the heart of the historic medieval grid with the vibrant town centre a stone's throw away
- RAF Lakenheath & Mildenhall are easily commutable within 25 mins
- Serene & secluded rear south-east facing courtyard garden with bin store/shed
- Converted basement; useful home office & storage



Quintessential Georgian four storey townhouse with southerly courtyard garden and converted basement

This attractive three bedroom townhouse exhibits numerous architectural period features spanning some four centuries. Accommodation includes versatile living space which flows seamlessly from the open-plan Kitchen/Breakfast Room to the front, through the Dining Room with feature fireplace, to a vaulted Sitting Room with French Doors leading to a courtyard garden to the rear. Of particular note is the impressive master bedroom suite that occupies the entire top floor with floor-to-ceiling, wall-to-wall built-in wardrobes and en-suite shower room in addition to a recently converted basement that opens up a multitude of uses and a wonderful vaulted dual aspect Sitting Room with exposed studwork. A 17th century red brick fireplace in the kitchen/breakfast room creates an altogether unique focal point, and two double bedrooms for guests and family either side the second floor bathroom.

A serene and secluded southerly courtyard garden benefits from separate rear gated access for the bin store and brick garden shed in a former Victorian outdoor privy. It is laid out in a low maintenance format; largely paved with soft landscaping details and enclosed completely to give a degree of privacy. Residents' permit parking scheme is in operation.

28 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

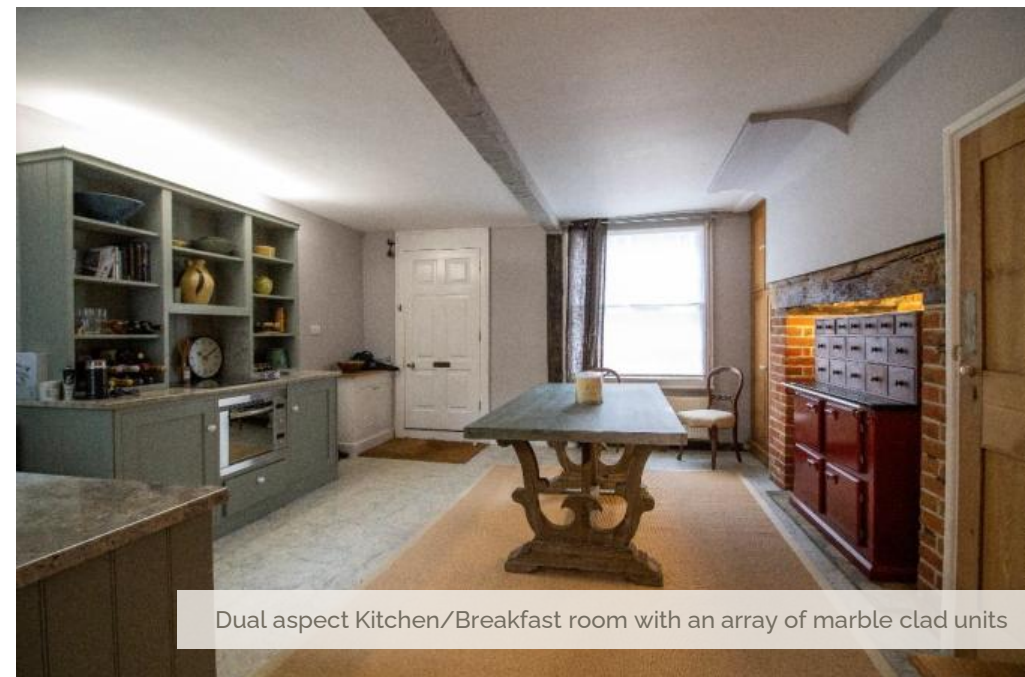
28 Guildhall Street has Georgian gault brick elevations with an earlier C16th century timber-framed core and later Victorian brick and flint additions. The principal roof is covered with slate and has a gable chimneystack rising on the north side. The flexible and relaxed accommodation measures approximately 1442.4 ft² (134 m²) and will suit a broad range of tenants, whether young families, downsizers, professionals or our visiting USAF – all who seek convenient town living.

Ground Floor

A substantial six panelled entrance door with reeded architrave and cornice opens into:

OPEN-PLAN KITCHEN / BREAKFAST ROOM 16'5" x 13'4" (5.00m x 4.00m)

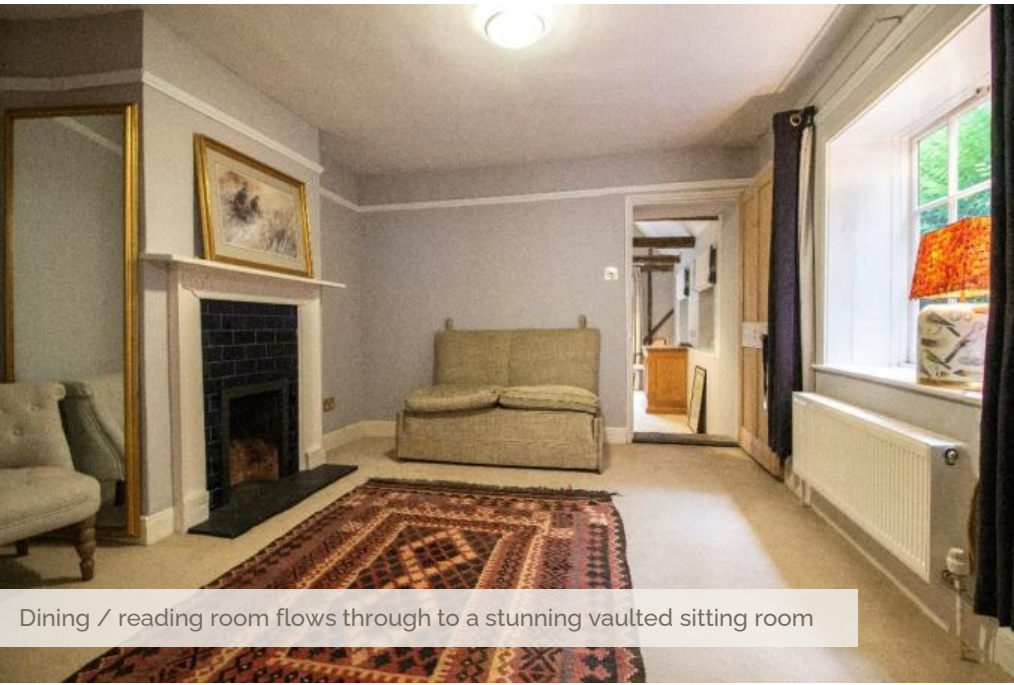
Fitted with an array of handcrafted painted kitchen units in natural slate grey comprising: base cupboards, integrated fridge/freezer, dishwasher and concealed washing machine. Integrated Bosch oven/microwave with halogen hob above, marble work surfaces with wall shelves. One and a half bowl stainless steel sink with mixer tap again with marble work surface surround. To one side of the impressive 17th century red brick fireplace with illuminated bressummer, in which stands a range-style storage unit, is a large oak fronted double built-in cupboard. Ceramic tiled flooring. Exposed timbers. Large 16-pane sash window to front aspect and casement window with rear garden views. Radiators. Door to cellar. An elegant natural pine Georgian glazed door with matching window to one side leads to the:



Dual aspect Kitchen/Breakfast room with an array of marble clad units



Attractive 17th century red brick fireplace with bressummer



Dining / reading room flows through to a stunning vaulted sitting room



Feature fireplace with south-facing window to garden aspect

DINING ROOM 12'2" x 11'7" (3.71m x 3.53m)

Step into a pleasant reading / dining room space with its timber chimneypiece and tiled back wall with open fire (unused), large south-facing deep casement window to side garden aspect. Period picture rail. Flush ceiling light. Radiator. Stairs to First Floor. Stripped pine door to:

VAULTED SITTING ROOM 15'11" x 10'5" (4.85m x 3.17m)

Step down into a spectacular vaulted sitting room with its wonderful exposed ceiling tie beam and struts. Light, southerly facing dual aspect space with a set of French doors opening to the rear courtyard garden. A pair of deep casement windows either side an oak cupboard housing the combi-boiler. TV/Phone point. Exposed studwork. Wainscot. Two pendant lights. Radiator.

BASEMENT 11'11" x 11'11" (3.30m x 3.30m)

Accessed from the kitchen via brick steps with wood nosings. Dry lined with carpet fitted, power points, down lighting, radiator, glazed grate and wall cupboard housing the consumer unit. Ideal as a hobbies room, or studio / study.

First Floor

LANDING

Stair ascends from Dining Room into a wide landing area with a pair of wall light sconces. Balustrade with pine handrail and square section balusters. Doors to family Bathroom, Bedroom Two and Three. Stairs to Second Floor.

BEDROOM THREE 10'6" x 7'2" (3.20m x 2.20m)

South-facing bedroom with built-in wardrobe. TV point. Radiator.

BEDROOM TWO 13'0" x 10'5" (3.87m x 3.10m)

Large double bedroom with double fronted sash windows and secondary glazing. A pair of 18th century wardrobes either side a Victorian cast iron feature fireplace. Exposed beams. Radiator.

BATHROOM 8'5" x 5'7" (2.50m x 1.70m)

A suite comprising panelled bath with shower attachment and glazed screen, pedestal hand basin, wc. Wall-mounted mirrored vanity cabinet. Partially tiled floor to ceiling in marble effect tiles. Vinyl floor tiles. Casement window overlooking rear courtyard garden. Radiator.

Second Floor

LANDING

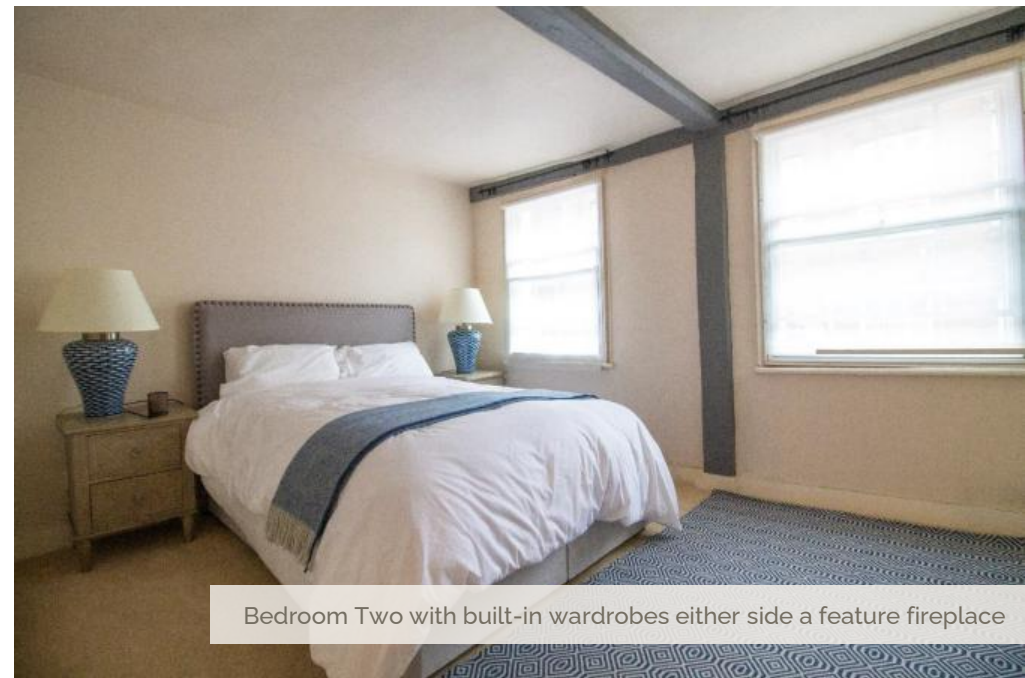
Stair ascends from landing into a lovely landing area lit by two skylights and a pair of wall-light sconces. Balustrade with pine handrail and square section balusters. Useful as a study area. Door to:

PRINCIPAL BEDROOM SUITE 16'6" x 12'5" (5.50m x 3.80m)

Occupying the entire top floor is a beautiful master bedroom suite with an extensive array of floor-to-ceiling handcrafted painted wardrobes. High level TV point and LCD. Pair of sash window with secondary glazing to front aspect. Wall-mounted mirror. Pendant light. Radiator. Door to:

EN-SUITE

Comprising 1200mm tiled shower enclosure, pedestal basin, wc, heated towel rail and extractor fan. Partially tiled floor to ceiling. Casement window to rear courtyard garden aspect. Vinyl floor.





Serene & secluded south east facing courtyard garden with lighting and privet hedge

COURTYARD GARDEN

The property has a paved courtyard garden accessed via French doors from the Sitting Room. Stocked borders in an 'L' shaped arrangement. At the far end is the former outside privy now providing small storage shed with adjacent gate and bin store leading to the pedestrian rear access connecting to College Lane, also known as Hogg Lane. Outside tap. Two outdoor lamps. A surprisingly private garden by town standards with a southerly aspect; enclosed by panel fencing with brick and flint wall to the rear boundary and a box hedge to the side.



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. Ideally placed to offer a fantastic lifestyle to visiting forces based at RAF Lakenheath and RAF Mildenhall.

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



A14
Newmarket 1 mile
Ipswich 18 miles
Cambridge 25 miles
28 miles



Suffolk Heritage Coast
Aldeburgh
(1 hr / 44 miles)



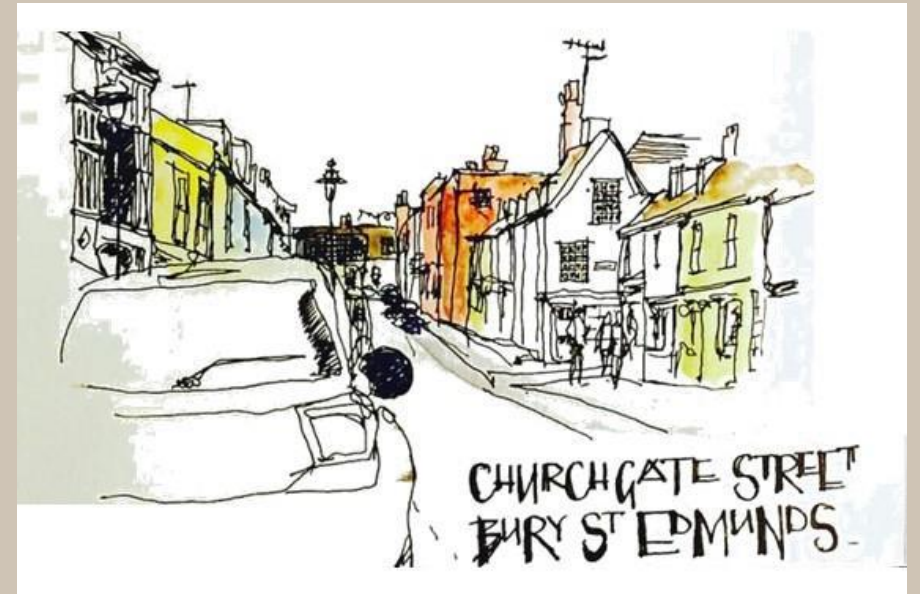
From Bury St. Edmunds
London Kings Cross
(97 mins)
From Cambridge
London Liverpool Street
(110 mins)
Cambridge
(50 mins)



London Stansted Airport
(50 mins / 40 miles)
Heathrow Airport
(2 hrs / 95 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.



Courtyard garden with garden shed in former Victorian privy

FLOORPLAN

APPROXIMATE GROSS INTERNAL AREA

= 1442.4 ft² (134 m²)



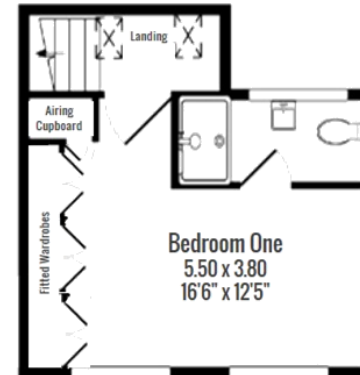
This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant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



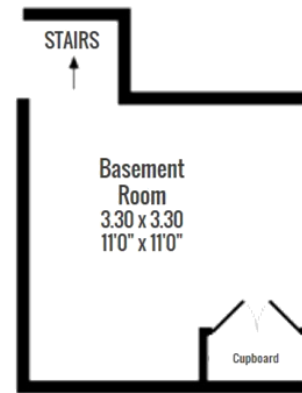
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



BASEMENT



GENERAL INFORMATION

TENURE

The property is offered to rent and is available 8th August 2022.

SERVICE

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 – ££1,916.01 (2022/23) *NB Charge exempt for visiting USAF.*

VIEWING ARRANGEMENTS

Strictly by prior appointment through the landlord's sole managing agent: Whatley Lane. If there is anything of particular importance, please contact us to discuss in advance of the viewing.

DIRECTIONS (IP33 1QD):

From London/Cambridge/Newmarket (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.28 is 50 metres along the street on the left hand side marked by our To Let 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.28 is 50 metres on the left hand side marked by our To Let board.



Second floor study nook



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www.rightmove.co.uk

www.countrylife.co.uk

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