



Churchgate Street
Bury St. Edmunds | Suffolk





Large and inviting dual aspect open-plan living space

63a CHURCHGATE ST

BURY ST. EDMUNDS | SUFFOLK

- Converted three bedroom town centre apartment, uniquely with no residential neighbours above or below
- Open-plan living revolves around a designer kitchen with breakfast bar
- Large bathroom suite with sumptuous tub & walk-in rain shower
- Highly desirable off-street allocated parking space in addition to permit parking
- Central location within the historic heart of Bury St. Edmunds & A14 ease-of-access
- Benefit of three bedrooms – one currently configured as a walk-in wardrobe
- All sash window are fitted with plantation shutters
- **Good news: no onward chain!**



Stylish town centre living in this refurbished conversion on a prime historic street & with the attraction of off-street parking

Situated in one of the town's most important and historic streets, this three bedroom apartment is positioned on the middle floor of a former converted office suite. Following extensive refurbishment, there has been further updated in recent years. Of particular note is the large and inviting dual aspect open-plan living space, subdivided by a long breakfast bar separating the designer kitchen from the lounge with its pair of accent lit display cabinets. There is the benefit of three bedrooms that offer a flexible configuration – one currently serves as a walk-in wardrobe. The bathroom suite is a large spa-like space with a tub and walk-in shower.

Last, but not least, there is a much coveted off-street parking space excellently located behind the property accessed via Whiting Street in addition to zone D permit parking. The Abbey Gardens parkland is a short walk away..

63a Churchgate 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. As is the Picturehouse movie theatre and rare surviving regency Theatre Royal, both within easy walking distance. Excellent A14 access is afforded by Westgate Street via Southgate Street.

ACCOMMODATION

WITH APPROXIMATE MEASUREMENTS

63a Churchgate Street displays Georgian revival style architecture and is a well done reproduction of the 20th century behind a stucco rendered elevation. Accommodation measures approximately 845 ft² (78.5 m²) and will suit a broad range of buyers – all who seek the convenience of town centre living.

LOBBY ENTRANCE

A six panelled period style door opens into the lobby with east facing sash window. Meter cupboard. Stairs to first floor with further sash window. Door to:

OPEN-PLAN LIVING AREA 22'3" x 20'0" (6.09m x 6.78m)

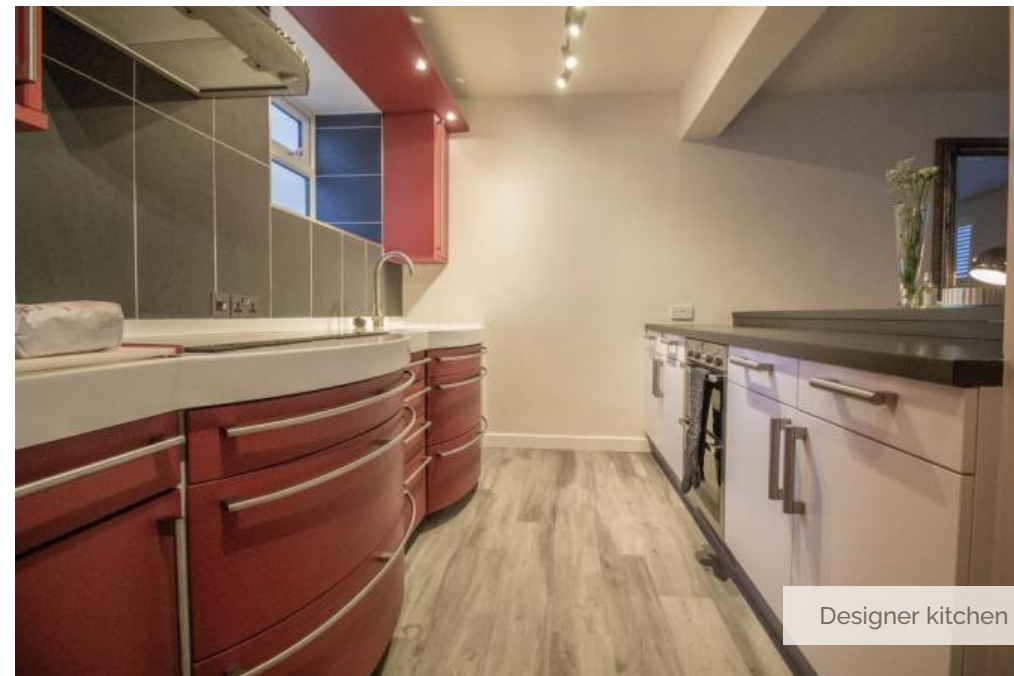
A large and inviting dual aspect open-plan living space, subdivided by a breakfast bar.

KITCHEN AREA

A stylish curved designer kitchen in shades of red and white cabinetry beneath composite work surfaces includes four deep pan pull out drawers. Charcoal slate splashback. Sink and drainer with mixer tap. South facing window lets in plentiful natural light. Grey wood luxury vinyl tiles. Built-in appliances include oven/grill with a five ring electric hob, stainless steel extractor fan, full size dishwasher and refrigerator – all by Neff. A large breakfast bar with a pair of glazed display cabinets and further storage behind. Mix of spotlights, recessed lights and accent lighting.

LOUNGE / DINING AREA

Three sash windows fitted with plantation shutters define the lounge / dining area. Pair of dimmable chandeliers. TV and Sky points. Wood flooring.



Designer kitchen



Breakfast bar



Bedroom One

INNER HALLWAY

Landing area with sash window to rear aspect. Period storage cupboard with open display shelves. Pendant light.

UTILITY/LAUNDRY CUPBOARD

Housing the water cylinder there is linen shelving and a Bosch washer/dryer.

BEDROOM ONE 14'0" x 10'3" (4.26m x 3.12m)

Pair of sash windows fitted with plantation shutters. Wall-mounted Samsung TV. Dimmable chandelier.

BEDROOM TWO 10'3" x 9'4" (3.12m x 2.84m)

Sash window with plantation shutter. Currently configured as walk-in closet with array of hanging rails. Spotlighting.



Bedroom Three

BEDROOM THREE 10'4" x 8'7" (3.17m x 2.61m)

Window overlooking allocated parking area. Built-in Storage. Pendant light.

BATHROOM 9'8" x 5'7" (2.94m x 1.70m)

The spa-like bathroom suite comprises a large walk-in rain shower, freestanding bath tub with mixer tap and shower head attachment, wall-mounted basin with mixer tap and wc. Heated towel rail. Fully tiled wall to wall with three wall tiles. Privacy window to rear aspect. Illuminated mirror. Extractor fan. Recessed and accent lighting.



Bedroom Two configured as walk-in closet



Sumptuous bath tub



The Guildhall (left) and Norman Tower (right) link the spiritual and temporal

PROVENANCE

Historically and architecturally this is one of the most significant streets in the town. The street is set out on an axis with the Norman Tower and the central entrance to the Abbey Church and would have formed the formal ceremonial route between the Abbey and the Guildhall, the link between the spiritual and the temporal. It still remains the location of some of the town's most important historic buildings with structures dating back to the 13th century.

21a Churchgate Street was formerly a house and shop. Until its recent conversion, a hardware store 'Tools and Things' occupied the premises. Largely 17th century in design with an earlier timber-frame core and later additions, including the most recent stunning zinc clad extension by period homes specialists – Mothersole Builders – who have sensitively remodelled all interior spaces.

OUTDOORS & PARKING

There is much coveted off-street parking conveniently located behind the property in addition to a Zone D residents' permit.

Tenants can enjoy the award-winning Abbey Gardens with its parkland setting and newly laid tennis courts – all only a very short walk from the property.





Nearby amenities: red heather in Cavenham Heath Nature Reserve (left); 7 acre Wyken Vineyard and Leaping Hare restaurant (top right); majestic National Trust Ickworth House and Park (bottom right); oldest surviving Regency playhouse in England, Bury St. Edmunds (centre)



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)	1 min
Bury St. Edmunds (A14)	1 mile
A11 (M11)	20 (30) miles
Newmarket	18 miles
Ipswich	25 miles
Cambridge	28 miles



Suffolk Heritage Coast
Aldeburgh
(1 hr / 44 miles)



From Bury St. Edmunds
London Kings Cross
(97 mins)
From Cambridge
London Liverpool Street
(129 mins)
Cambridge
(57 mins)



London Stansted Airport
(1 hr / 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.

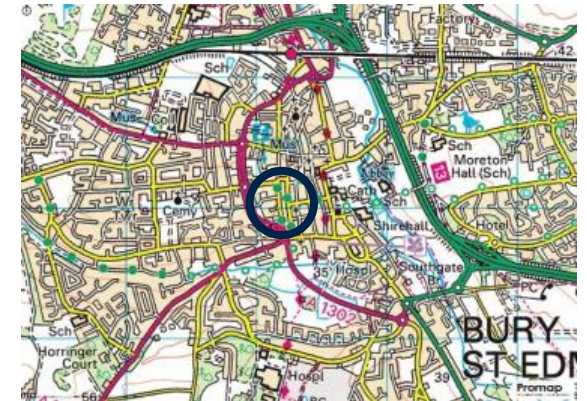
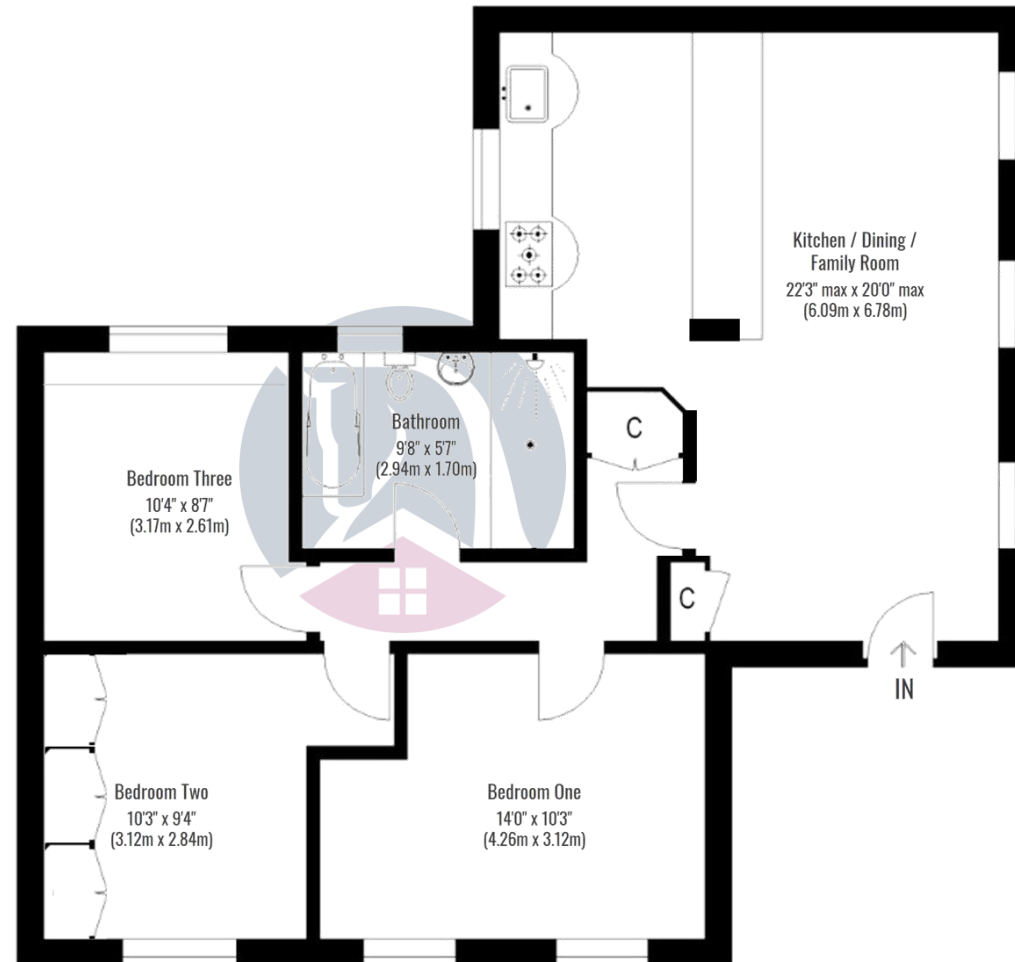


FLOORPLAN

APPROXIMATE GROSS INTERNAL AREA
Total = 845 ft² (78.5 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.



GENERAL INFORMATION

TENURE

Property is available for sale FREEHOLD with vacant possession upon completion.

SERVICES

Mains water, drainage, electricity. Remote controlled electric room heaters with underfloor heating to bathroom. Note: none of these services have been tested by the Agent.

LOCAL AUTHORITY

West Suffolk Council (01284 763 233)

Tax band – C | £1,854.57 per annum (2024/25)

VIEWING ARRANGEMENTS

Strictly by prior appointment through the seller(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 1NX):

From London/Cambridge/Newmarket (by car) leave the M11 at junction 9 and take the A11 towards Newmarket. Continue on the A14 towards Bury St. Edmunds. Exit the A14 at Junction 43, signposted 'Bury St. Edmunds Central'. Take the A1101 towards the town centre and take the first exit at the roundabout into Northgate street. Continue along until reaching the traffic lights at the end of Northgate street, then turn right into Mustow Street heading towards Angel Hill. Continue along passing The Angel Hotel on your right and before reaching the Norman Tower on your left, turn immediately right into Churchgate Street and 63a Churchgate Street can be found 100 metres on the left hand side.

From the town centre (on foot) leave the Market Square, proceed south along Whiting Street, passing the Masons Arms on your left and 63a Churchgate Street is on the corner of the junction with Whiting Street.



Georgian style lobby entrance porch



Bury St. Edmunds

1 Churchgate Street
Bury St. Edmunds IP33 1RL
+44 (0) 1284 765 256
bury@wlea.co.uk

London (Chelsea F.W.Gapp)

5 Milner St.
London SW3 2QA
+44 (0) 207 221 8838
london@wlea.co.uk

www.whatley-lane.co.uk
www.rightmove.co.uk

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