



# COBBLER'S

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## COTTAGE

SPARHAWK STREET  
BURY ST. EDMUNDS  
SUFFOLK





The quaint Georgian cottage façade is painted in Heritage 'Potters Pink' and Heritage 'Pebble Grey' woodwork accents that showcase the retained Cobbler's shop front.





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*Cobbler's Cottage is a hidden gem with its secluded sunlit courtyard garden, recently refurbished and tucked away in the town centre: minutes from the Abbey Gardens.*

- James Sawyer, Director of Whatley Lane





# INTRODUCTION

A bijou Georgian cottage, sensitively refurbished with a larger than average secluded courtyard garden, located in the centre of historic Bury St. Edmunds, close enough to enjoy a Theatre Royal interval in the comfort of your own home.

This attractive three bedroom 19th century townhouse has been sensitively refurbished by the current owners: a local award-winning artist. As its name infers, the cottage was purportedly once a cobbler's - the quaint shopfront showcases its entrepreneurial roots - and it is highly likely the cobbler lived in the main part of the house. Accommodation includes versatile living space which flows seamlessly from the Entrance Hall connecting the Dining Room, homely Kitchen setup with its useful separate Utility Room through to the relaxed Sitting Room that opens into a pleasant Garden Room: the ideal home office. Of particular note are the handsome exposed red brick fireplaces, pared back approach to decorating that showcases a wealth of original period features and the recently refurbished bathroom suite. The three uniquely well-proportioned bedrooms complete this easy town centre living.

A serene and secluded, larger than average (for its location) courtyard garden requires little maintenance and offers a high degree of privacy, and with the benefit of a substantial garden storage shed. Permit parking is available. Local tip: Zone F is one of the easier parking zones.

6 Sparhawk Street is conveniently located within the heart of the historic Cathedral town of Bury St. Edmunds and is situated in arguably one of the most desirable residential enclaves - the town centre conservation area, defined by its 11th century Medieval Grid and enchanting Cathedral Quarter. Nestled between Honey Hill and St. Mary's Square, the bars, restaurants and independent boutique shops of Abbeygate Street and the Market Square are nearby. There are two excellent primary schools in the immediate vicinity. The University City of Cambridge and Newmarket headquarters of British horseracing are easily reached via the A14 east-west major road link and with the M11 providing a fast route to London.

# DOWNSTAIRS

Cobbler's Cottage is rich in attractive original period features well-blended with modern comforts and benefits from a recent refurbishment by the owners. The flexible and relaxed accommodation measures approximately 1,078 sq ft (100.2 sq m) which will suit a broad range of buyers, whether downsizers or a growing family - all who seek convenient town living with excellent outdoor amenity.

You are instantly greeted by the beautiful studwork of the entrance hall. The dining Room has a lovely exposed red brick fireplace with a pair of display niches and storage cupboards either side, complemented by accent wall lighting. The homely kitchen setup has glistening quartz worktops contrasted by cabinetry painted in Farrow & Ball's 'Bancha' green and is light-filled with the dual aspect of the former shopfront and separate utility room with its glazed door to the courtyard garden. The comfortable sitting room enjoys a further red brick feature fireplace as its focal point and is enlarged by the floor to ceiling glazed partition that opens into a pleasant garden room that can double up as the ideal home office space.







*Many fine period features have been retained and serve as pleasing focal points to include three brick hearths one of which with its original cast iron firebasket.*





*Kitchen cabinetry is painted in eye-catching Farrow & Ball 'Bancha' green and covered in quartz worktops that glisten in the light. There is the practical addition of a separate utility room.*







*The light Sitting Room exudes a relaxed and calming atmosphere grounded by its delightful red brick feature fireplace and enlarged by floor to ceiling glazed partition that draws you into the pleasant Garden Room, the ideal home office.*





# UPSTAIRS

From the sitting room, a staircase ascends to the three bedrooms - all are uniquely well-proportioned - one with a storage recess and the other with airing cupboard storage. There is an abundance of period features from exposed studwork to the Suffolk latch doors and 19th century cast iron basket fireplace with wood mantelpiece. The bedroom to the rear enjoys a double aspect with courtyard garden views.

All are served by the large newly refurbished bathroom suite with a tub and shower enclosure.





*The bedrooms - each uniquely well-proportioned - retain period details such as Suffolk latch doors. One enjoys a double fronted aspect with a view of the courtyard garden.*







# FLOORPLAN



Approximate Gross Internal Area (GIA) | 100.2 sq m or 1,078 sq ft



# THE GREAT OUTDOORS

Serene and secluded low maintenance courtyard garden basks in southerly sunlight.

With an excellent degree of privacy, afforded by the high boundary walls of the courtyard, is a larger than average (for its location) outdoor space, which includes the benefit of a substantial garden storage shed. There is dual access by way of the utility or garden rooms to a sunlit Indian sandstone terrace, featuring a pair of raised beds, that creates the perfect al fresco dining space with little maintenance required.





*The larger than average courtyard garden provides a blank canvas to create the ultimate secluded town centre garden oasis.*





# LOCATION



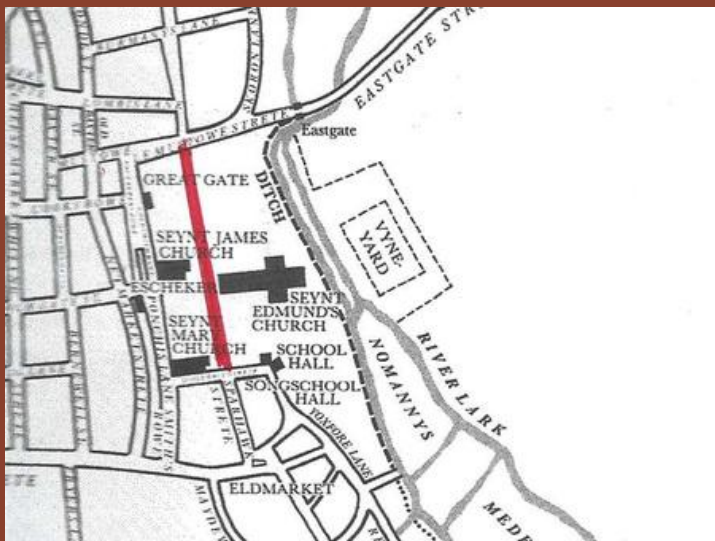


# PROVENANCE

This bijou Georgian cottage has early 19th century roots and is of a timber-frame construction with a rendered façade, while there is a brick and flint extension to the rear. As such the property is Grade II Listed. Purportedly a cobbler, the original shopfront remains in tact, it is highly likely the cobbler resided in the main house.

*Pictured right:* a postcard from the early 1900s captures a glimpse of its entrepreneurial past. By zooming in, you can just about make out crafted items on display in the shop window. Despite the note 'Sparrowhawk Lane' it is Sparhawk Street. Juxtapose with today, the attractive streetscene is relatively unchanged save for the Cathedral Millenium tower soaring on the horizon.

*Pictured below:* the street once continued across the Great Churchyard and Abbey site, linking with Northgate Street, but with the building of the Abbey's West Front the road was re-routed up today's Honey Hill and along Crown Street and Angel Lane.



# AGENT'S NOTES:

## TENURE

The property is available for sale by private treaty on a FREEHOLD basis.

## PARKING

Zone F parking permit provision.

## SCHOOLING

Guildhall Feoffment Community Primary School (5-11); St Edmundsbury Catholic Primary School (3-11); King Edward VI (11-16). University of Suffolk at West Suffolk College - Further Education.

## LISTED DESIGNATION

The property is Listed Grade II due to its historical and architectural significance.

## SERVICES

Mains water, electricity, mains drainage. Gas-fired central heating. Plumbed multi-zone underfloor heating on ground floor. It is assumed all are connected, as none of these services have been tested.

## LOCAL AUTHORITY

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

Council Tax Band C - £1,942.11 per annum (01 April 2025 - 31 March 2026)





# CLIMATE POSITIVE

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

- James Sawyer, Director of Whatley Lane

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