



A STYLISH AND UNIQUE TOWN HOUSE WITH SOUTH-WEST FACING GARDEN, SITUATED WITHIN THE MEDIEVAL GRID

67 Guildhall Street, Bury St Edmunds, Suffolk IP33 1QF

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ESTABLISHED 1966

**67 Guildhall Street
Bury St Edmunds
Suffolk
IP33 1QF**

- Theatre Royal 0.2 mile
- Waitrose 0.3 mile
- Abbey Gardens 0.5 mile

RECEPTION/DINING HALL • SITTING ROOM • CELLAR
KITCHEN/BREAKFAST ROOM • LARDER • CLOAKROOM
4 BEDROOMS • FAMILY BATHROOM • SOUTH & WEST
FACING GARDEN

Situated in a prime location within the medieval grid, 67 Guildhall Street is an attractive Grade II listed town house, boasting many notable original features with the earliest part of the building date back to 16th-century, a later 18th addition and 19th-century shopfront.

The property provides a versatile and stylish arrangement of living space extending to around 2,180ft², comprising a large 22' open-plan reception/dining hall with attractive 19th-century fenestration and fitted shutter-blinds with open-studwork leading up to the sitting room, with French doors to the garden, fireplace with wood-burning stove and bressummer. The inner hall provides access to the large two-cell basement with original brick-built wine 'bins' and arched alcove shelving.

The charming rustic kitchen/breakfast room enjoys a south-facing orientation, with painted Victorian cupboards with shelving, solid oak worktops, Belfast sink and a former chimney recess accommodating a freestanding two-oven range cooker. There is a large walk-in larder/utility, rear lobby and cloakroom.

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Guide: £650,000



The large landing provides access to a staircase to the second floor, whilst on the first floor the principal bedroom boasts a spectacular Georgian coffered ceiling, decorative Victorian fireplace and attractive original 9" floorboards. There is a recess fitted with roll-top, *ball and claw* bath with pedestal wash hand basin.

Bedroom two has a vaulted ceiling and ornate Victorian cast iron fireplace, bedroom three has sanded pine Georgian floorboards, which are all served by the modern bathroom, with panelled bath with rain shower and glazed screen, pedestal hand basin and WC.

Positioned on the top floor is an attractive double bedroom with dormer sash window and exposed timbers and recess/nook.

Outside

67 Guildhall Street has an attractive tiered garden, enjoying a south and west orientation extending to around 80' deep, with paved terrace adjoining the kitchen, leading up to a lawned area with stocked borders, exposed brick-and-flint rear boundary and charming timber summerhouse.

Tenure

Flying Freehold

Services

Mains water, drainage and electricity • Gas-fired heating • West Suffolk Council Tax Band D •

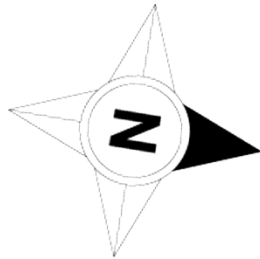
Location


Bury St Edmunds is a picturesque, thriving market town which brings together the old and the new. The town boasts venues for eating, drinking, shopping, and relaxing, making it a great place to live, work, visit and study.

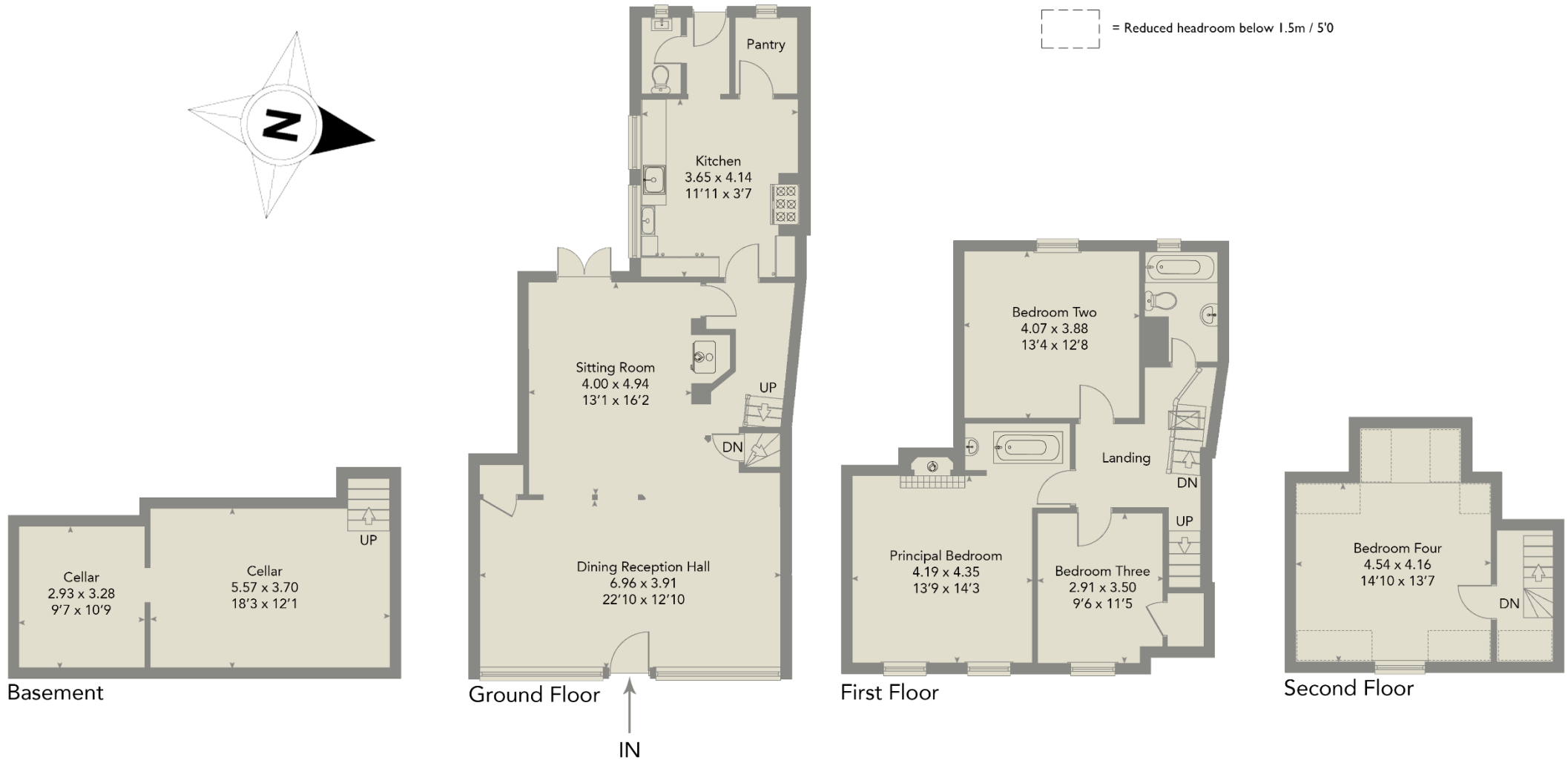
The market town, with its impressive produce market every Wednesday and Saturday, is nestled in the heart of Suffolk. It is known for the Abbey Gardens, a ruined abbey right in the town centre. Bury is a very popular destination for locals and tourists to the area. Visit the old side of the town to see the Cathedral in all its glory, the medieval quarter of the town and the Abbey Gardens itself or browse the newer side of the town to discover its large assortment of shops, restaurants and entertainment centre.



Approximate Gross Internal Area = 172 m² / 1851 ft²
 Basement = 31 m² / 334 ft²
 Total = 203 m² / 2185 ft²
 For identification purposes only - Not to scale



 = Reduced headroom below 1.5m / 5'0"



This plan is for layout guidance only. Not drawn to scale unless stated. Windows, door openings and all measurements 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. Produced on behalf of Bedfords Estate Agents © 2023





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