



14 Guildhall Street, Bury St Edmunds, IP33 1PR

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**Bedfords**

ESTABLISHED 1966



**14 Guildhall Street  
Bury St Edmunds  
Suffolk  
IP33 1PR**

**An exceptional Listed town house with  
stylish accommodation, garden and studio**

HALL | CLOAKROOM | DRAWING ROOM | DINING ROOM | KITCHEN  
| CELLARS | FIRST FLOOR SITTING ROOM | STUDY | THREE  
BEDROOMS | SHOWER ROOM | FAMILY BATHROOM |  
STUDIO/WORKSHOP | COURTYARD | GARDEN\*\* | PERMIT PARKING

Believed to date from the 16<sup>th</sup> century, this Grade II listed timber-framed town house offers beautifully presented accommodation, which sits behind an elegant rendered Georgian façade. It has two well-preserved Georgian receptions on the ground and first-floor, with exquisite ornate cornicing and vertical shuttered sash windows. **No. 14** retains many original features throughout and is stylishly presented in a simple yet classic theme. The arrangement of the accommodation offers flexibility and easy two-storey living complemented by a third-storey for guests. To the rear is an enclosed courtyard with period veranda, leading to a separate garden studio and in turn to a larger landscaped garden (leased from the adjoining Guildhall). Briefly, the accommodation comprises:

**RECEPTION HALL** with stairs to first-floor and part-glazed door to veranda and garden.

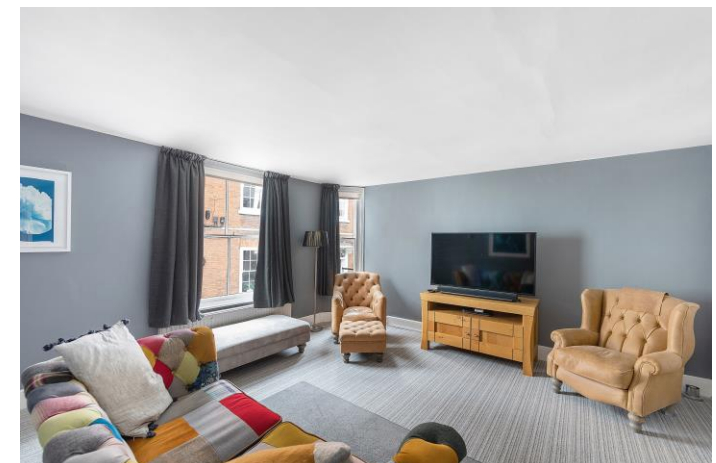
**CLOAKROOM** with shelving, book shelves, pedestal wash hand basin, low-level WC and fitted water softener.

**DRAWING ROOM** - 16' x 11'11" with 10'4" ceiling with moulded acanthus-leaf ceiling rose, fabulous original cornicing, open fireplace with Carrera marble fire surround and mantelpiece, slate hearth and cast-iron fire surround and grate, built-in book display shelving and vertical shutters.

**DINING ROOM** - 14'10" x 11'8" with substantial carved timbers, vertical shutter and open fireplace with tiled hearth, moulded surround and mantelpiece over.

**KITCHEN** - 12' x 8'10" with French doors to terrace and garden, painted Shaker wall and base kitchen units with Iroko work surface, inset butler sink and 5-burner gas hob with stainless steel extractor hood, combination microwave, steam and convection oven, fridge, integrated dishwasher and shelved larder cupboard.

**THE CELLARS** comprising two principal rooms **ROOM 1** - 15'6" x 11'8" with cupboards and **ROOM 2** - 10'4" x 9'3" with shelving and walk-in cellarage with slate shelving.



**Guide: £865,000 FREEHOLD**



## FIRST-FLOOR

**SITTING ROOM** - 15' x 15'5" a well-proportioned and comfortable room with a shelved alcove, open fireplace with stone surround, cast-iron fire grate and mantelpiece over.

**STUDY/BEDROOM 4** - 11'11" x 8'10" with cupboard.

**BEDROOM 1** - 16' x 12' with an elegant 11' ceiling with moulded corning and ceiling rose, deep skirting board, Carrera marble fire surround and mantelpiece, with cast-iron grate, built-in wardrobe and shelved storage cupboard.

**BATHROOM** - 13'4" x 7'10" with suite comprising bath, separate shower cubicle, built in vanity unit with storage and inset wash basin with mirror and lights over, airing cupboard and shelved storage.

## SECOND FLOOR

**BEDROOM 3** - 13'4" x 11' with a range of built-in wardrobe cupboards.

**BATHROOM** with painted floorboards, fitted panelled bath with mixer tap, pedestal wash hand basin, separate double shower cubicle, low-level WC, oak shelf and towel rail

**BEDROOM 2** - 11'10" x 9'5" with superb rooftop view towards the Cathedral.

**OUTSIDE** Is an original covered veranda with York flagstone pathway to a hard-landscaped courtyard garden 19'6" x 13'7" max overall. The veranda leads through to a **STUDIO** 13' x 12'9" max overall including chimney breast and fireplace with mantelpiece over, with a red-and-cream quarry-tiled floor, built-in storage cupboard, space and plumbing for washing machine. Double doors through to a **CONSERVATORY** 10' x 8'. Steps up from the courtyard lead to a small yard. In addition, there is a further generous area of garden landscaped with lawn and borders, a sculpture, and side access that belongs to the adjoining Guildhall For many years this has been rented by the current and previous owners of No 14, and we understand that the same or similar arrangement will be available to the new owner, subject to negotiation.

**PARKING:** we understand a permit is available from the council

## IMPORTANT INFORMATION

The property is in a conservation area. Freehold with a leasehold garden. Mains water, drainage and electricity. Gas-fired central heating. We understand Ultrafast Broadband and the big 4 mobile companies are likely to be available. Council Tax Band F – West Suffolk. Flood risk is Low





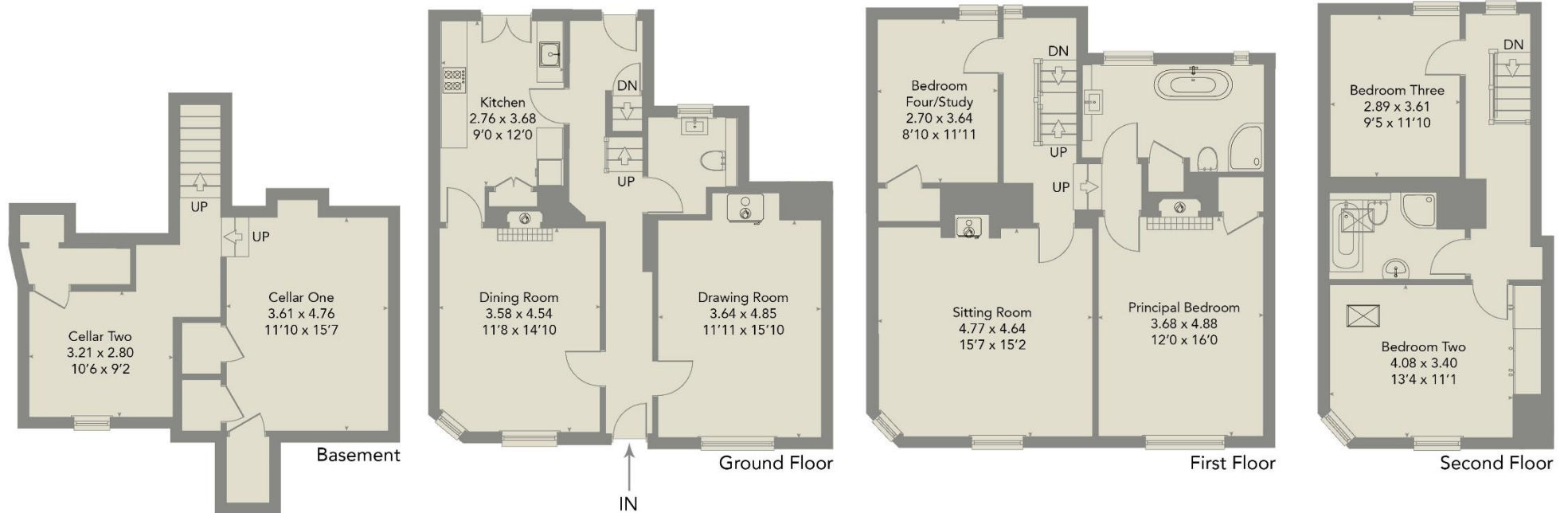
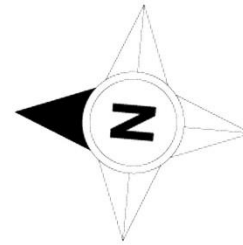
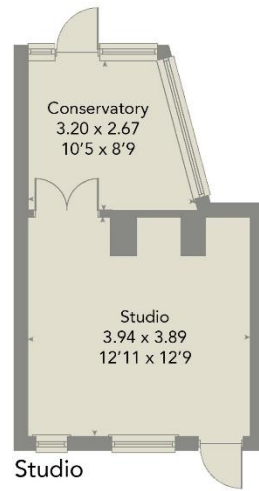
Approximate Gross Internal Area = 184 m<sup>2</sup> / 1980 ft<sup>2</sup>

Basement = 40 m<sup>2</sup> / 430 ft<sup>2</sup>

Studio = 23 m<sup>2</sup> / 248 ft<sup>2</sup>

Total = 247 m<sup>2</sup> / 2658 ft<sup>2</sup>

For identification purposes only - Not to scale



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 © 2024









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