Westgate Street, Bury St. Edmunds

Sheridans

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Westgate Street, Bury St. Edmunds IP33 1QG

Guide Price £1,500,000

A rare opportunity to acquire a landmark Georgian home in the heart of Bury St Edmunds, offering particularly elegant accommodation with breathtaking grounds approaching half an acre (s.t.s.).

Occupying a commanding position, 17 Westgate Street is widely regarded as one of the town's finest Georgian residences. This outstanding detached house is ideally situated within easy walking distance of the town centre and cathedral, offering an incredible level of elegantly proportioned accommodation and beautifully landscaped gardens.

Listed Grade II as being of particular historical or architectural importance, the property presents mellow red brick elevations beneath plain tiled roofs, arranged in two parallel ranges. The façade is distinguished by classic 12-pane Georgian sash windows, charming dormers to the top floor, and a central six-panel front door with a fanlight above. Internally, the house is rich in original features, including a fine dog leg staircase with a vase-on-reel balustrade, deep sash windows with shutters, and multiple fireplaces with marble or stone surrounds.

Accommodation continued
Extending to more than 6,800 sq ft and offered with no onward chain, the elegantly proportioned accommodation comprises an impressive front-to-rear reception hall, featuring a glazed door with recessed shutters leading to the rear garden. The drawing room is a superbly proportioned space with garden views, a marble fireplace, and bespoke library shelving. The sitting/garden room enjoys an oversized sash 'picture' window with folding shutters and a window seat, a marble fireplace, and an adjoining ante room with exposed brick flooring. The study/snug offers a cosy retreat with shuttered sash windows, a stone fireplace, and built-in alcove cupboards.

The dining room is a gracious space with two shuttered sash windows to the front and an outstanding Georgian fireplace. It leads through to the kitchen wing, where the rear hallway—still displaying the original servants' bells—provides access to the service rooms. The kitchen/breakfast room is a superb family space with French doors opening to the garden, a sash window to the side, bespoke cabinetry, hardwood worktops, a double-bowl Butler's sink, a five-ring gas hob with extractor, a built-in Neff oven and grill, and space for a dishwasher. A pantry cupboard, fitted dresser, and bookshelves complement the spacious dining area, which centres around a four-oven Aga set into the original high-mantled fireplace.

Opposite the kitchen is a pantry/scullery with a sash window, additional work surfaces, cupboards, drawers, and a feature fireplace. The boiler room/utility includes a Butler's sink, water softener, gas boiler, and pressurised hot water tank, with access to a cellar room below. The main cellars are accessed from the reception hall and include a brick-lined storeroom with vaulted ceilings and a wine cellar with bin storage.

On the first floor, the principal bedroom enjoys three deep sash windows with internal shutters, offering stunning views over the gardens and beyond, along with an en-suite bathroom and walk-in dressing room. There are three further double bedrooms and two family bathrooms. Stairs lead to the second floor, where four additional bedrooms and a family bathroom are located. A small store/box room between the front rooms enjoys views over the rooftops to the Cathedral Tower and offers scope to create an additional bathroom if desired.

Outside
Outside, the property sits to the front of its wall-enclosed grounds, which extend to approximately 0.44 acres. A pedestrian side access from Westgate Street leads to a brick-paved passage and through to the rear garden. Steps from the house descend to a south-facing grounds with a central path leading through symmetrical lawns bordered by herbaceous beds, specimen trees, shrubs, and roses. A mature yew hedge divides the garden, beyond which lies a more informal lawned area with wildlife pond and herb garden. The gardens are an exceptional feature providing the occupants with an excellent degree of privacy and seclusion, whilst enjoying the southerly aspect.
To the rear is a driveway parking area and a detached double garage with power and lighting, two sets of double doors, and a high-level side window. A lean-to garden shed sits to the side. Large double gates provide access to the driveway and gardens via a shared drive over the rear of the neighbouring property and through gates from Friars Lane.

Location
17 Westgate Street is situated in the heart of the town's medieval grid with all of the town's amenities on the doorstep to enjoy. Bury St Edmunds is a popular market town offering excellent shopping, educational and recreational facilities, including the restored Georgian Theatre Royal, Abbey Gardens, art galleries and cinemas. The town offers a fantastic array of restaurants including the Michelin Star Pea Porridge and highly acclaimed Maison Bleue. There are also good schools and hospitals in both public and private sectors. Being located just off the A14, the town has convenient road communication, with ready connections to the west for Newmarket, Cambridge and the national motorway network and to the east for Stowmarket, with its direct line to London's Liverpool Street Station and Cambridge.

Directions
When entering Bury St Edmunds from the direction of Horringer along Out Westgate, proceed straight over the roundabout and the house will be found a little further on the right hand side.
Directions to the rear drive and parking for the house: What3words/// nutty.pulps.rainwater

Services and agents note
Mains water, gas, electricity and drainage
Agents note; Property now vacant/unfurnished. No onward chain.
Council Tax: West Suffolk Band: G
Broadband speed: Up to 1100 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Flood Risk: Very Low Risk for rivers and seas

- One of the finest Georgian house in Bury St Edmunds
- Beautifully proportioned accommodation extending to 6800 sqft
- Stunning south facing mature walled grounds approaching half an acre
- Rear access to extensive parking and garaging
- Large reception hall with fine staircase
- Drawing room, dining room, garden room
- Study/snug, large vaulted cellars
- Kitchen breakfast room, utility, pantry
- Principal bedroom with ensuite, dressing room
- 7 further bedrooms, 3 bathrooms

TOTAL FLOOR AREA : 6878sq.ft. (639.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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