



# ST. JAMES COURT

BURY ST. EDMUNDS | SUFFOLK







A stately double window aspect reception room with high ceiling, beautiful wide period fenestration, drawing in garden views and unrivalled view of the Cathedral millennium tower in the distance



# ST JAMES COURT

## BURY ST. EDMUNDS | SUFFOLK

- Two-bedroom First Floor apartment with elevator access within an Arts & Crafts period converted schoolhouse
- Peaceful location, exceptional town centre convenience within historic Bury St. Edmunds & A14 access
- Private residents' lobby with dual entranceway access connecting gardens & parking
- Large gravelled residents' & visitors' parking area with bike store
- Grand double window frontage living space with garden & Cathedral views
- Situated in northernmost fringe of the Abbey Gardens at the foot of the River Lark
- Modern kitchen fit-out & sumptuously fitted shower suite
- Exceptional well-kempt communal residents' garden with impressive mature tree canopies & expansive lawn
- Wide & welcoming reception hall
- \*Good news: no onward chain!\*



## Stately two-bedroom town apartment living with stunning Cathedral views, residents' garden & parking

Situated in a tranquil area and positioned in an elevated leafy setting, this apartment is serenely located within an imposing building with stunning garden views towards the Cathedral tower in the distance afforded by its pair of eye-catching substantial period oriel windows of the bedrooms and living/dining space – the former school Headmaster's rooms. A graceful two-bedroom apartment that forms part of the conversion of King Edward VI Grammar School, commissioned by the 3rd Marquess of Bristol among other patrons and governors of the time. This architectural gem is exemplar of the late 19th century Arts & Crafts Movement with its steeply pitched roofs, tall chimney and alternate rows of decorative rectangular and rounded hung tile motifs along the upper storey and gabled ends. Following refurbishment in recent years by the current owner with a new kitchen and shower room suite. Pleasant and welcoming apartment entrance hall.

Approached along a leafy driveway with access to a large residents' and visitors' gravelled parking area. Exceptional well-kempt communal landscaped grounds to entertain and relax in. Elevator access from dual entranceways. Pedestrian walkway to neighbouring tennis court and bowling club facilities.

**No.6 St. James Court** is conveniently located on the northernmost fringe of the ancient abbey off Eastgate Street within the historic Cathedral town of Bury St. Edmunds and is situated in a residential area with the tranquil nearby award-winning floral Abbey Gardens and River Lark. Excellent A14 access is provided via Northgate Street. The bars, restaurants and shopping of Abbeygate Street and the Market Square are in easy walking distance. Refer to our Situation page to discover Suffolk.

# ACCOMMODATION

## WITH APPROXIMATE MEASUREMENTS

**No.6 St James Court** displays a wealth of period features well-blended with modern comforts and since its conversion in the 1980s benefits from more recent updating. The stately accommodation with its high ceilings, measures approximately 658 ft<sup>2</sup> (61.1 m<sup>2</sup>) and will suit a broad range of buyers, whether downsizers, or young professionals – all who seek the convenience of town centre living with picturesque Cathedral views, parking and all-important outdoor amenity.

### COMMUNAL ENTRANCE LOBBY

Dual entranceways from either the front or rear elevations. To the rear is a welcoming residents' lobby with accessibility ramp and plush elevator access. Secure entry phone system.

### APARTMENT RECEPTION HALL

Front door opens into a useful wide entrance hall that exudes warmth. Water cylinder and linen closet. Decorative picture rails and deep coving. Connecting all accommodation.



Cathedral view, entrance hall and plush residents' elevator





Modern kitchen fit-out with window to side garden aspect

#### **KITCHEN** 8'1" x 7'10" (2.46m x 2.38m)

Located off the Sitting Room with door opening into an updated kitchen consisting of matt white wall and base cabinetry with tile splashbacks incorporating decorative frieze. Glazed and illuminated display unit. U-shaped work surfaces with task lighting and a mixer tap and 1 ½ bowl stainless steel sink and drainer inset. Vinyl floor tiles. Appliances include: oven/grill in stainless steel, concealed upright fridge / freezer, four ring hob. Washing machine. Tall sash window to side garden aspect fitted with privacy blind.

#### **SITTING ROOM / DINING ROOM** 16'1" x 16'0" (4.90m x 4.87m)

An impressive and altogether uplifting living space with its double window frontage (comprising a wonderful array of glazed period fenestration) with picturesque manicured garden views and ancient abbey park trees beyond that frame an unrivalled vista of St. Edmundsbury Cathedral in the distance. Further period details include picture and dado rails. Formerly the Headmaster's Rooms, part of the converted Grammar School, the versatile space is ideal for entertaining or relaxing. TV and phone points.



Further view of the sitting room from large seating recess

### **BEDROOM ONE** 15'9" x 10'7" (4.80m x 3.22m)

A bedroom of princely proportions and formerly the Headmaster's Study. The grand 'Arts and Crafts' window lets in plentiful natural light with beautiful views to wake up to with a deep window architrave to perch. Period picture rail. Phone point.

### **BEDROOM TWO (CURRENTLY DINING ROOM)** 10'1" x 7'6" (3.07m x 2.29m)

With its tall, elegant slender sash window, the space (currently used as a dining room) could easily configure as a further bedroom. The high ceiling theme continues with period picture rail. Views across the grounds towards St. Edmundsbury Cathedral.

### **SHOWER ROOM**

A well-appointed shower room. Suite comprising large walk-in corner shower tray with electric shower, basin and mixer tap inset within vanity unit and low level wc. Large illuminating mirror unit. Floor to ceiling tiles throughout with decorative frieze in addition to floor tiles. Extractor fan. Heated towel rail. Recessed lighting.





## GARDENS & GROUNDS

A splendid private residents' garden creates a welcome oasis given its enviable town centre proximity with its pleasant walk through the historic Abbey Gardens afforded by pedestrian access from the grounds which connects the neighbouring tennis court and bowls club facilities. The elevated position boasts unrivalled far-reaching views of the Cathedral and townscape illuminated at night. Laid mainly to lawn with specimen trees interspersed along the boundary and enclosed by fencing. There is a residents' seating area for enjoyment of the south westerly aspect.

Adjacent is a residents' and visitors' large gravelled parking area and bike store.



*Sir Arthur Blomfield (left) and The Royal College of Music, London (right)*

## PROVENANCE

“St. James Court” was commissioned as a purpose-built home to King Edward VI Grammar School and Sir Arthur W. Blomfield (6 Mar 1829 – 30 Oct 1899) was tasked with its design on 1st July 1882. A proponent of Gothic Revival style of architecture and former vice president of RIBA whose notable works included The Royal College of Music, London, Selwyn College, Cambridge, and St. George’s Anglican Cathedral in Georgetown, Guyana. The building remained as a school from 1883 to 1972 on the Vinefields site. Its conversion into sixteen apartments took place in the 1980s by well-renowned local builder: Baker Construction.

In 1217 Robert of Graveley, was elected Abbot of Thorney and Sacrist of Bury (1217-1237) who was recorded in *Gesta Sacristarium* as an efficient and active Sacrist. It was in the 13th Century vineyards were planted on the slopes facing the Abbey and enclosed with stone walls.

Along with other areas surrounding the abbey, the wine pressed from the vineyards was all part of what was needed to supply the monks and workers in the Abbey. Sometime around 1500 a chill in Northern Europe caused all the English vineyards to be closed down.

Vinefields farm has then for 500 years been farmed as arable land. This area is still known as the Vinefields and as the access road was named ‘Vine Fields’ in the 19th century.





Notable Arts & Crafts Movement motifs include steeply pitched roof, oriel windows, alternating hanging tiles and its tall defining chimney





## DISCOVER SUFFOLK

Bury St. Edmunds is an extremely attractive and prosperous market town located in the heart of East Anglia. 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.

There is horseracing 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



A14  
Newmarket 18 miles  
Cambridge 25 miles  
Ipswich 28 miles



Newmarket (Rowley Mile & July Racecourses) 19 miles



*From Bury St. Edmunds*  
London Kings Cross (105 mins)  
London Liverpool Street (110 mins)  
Cambridge (50 mins)



*From Bury St. Edmunds*  
London Stansted Airport (1 hr/55 miles)  
Cambridge International Airport (37 mins/32 miles)



There is a wide choice of excellent schooling, both Private and State, within the area.

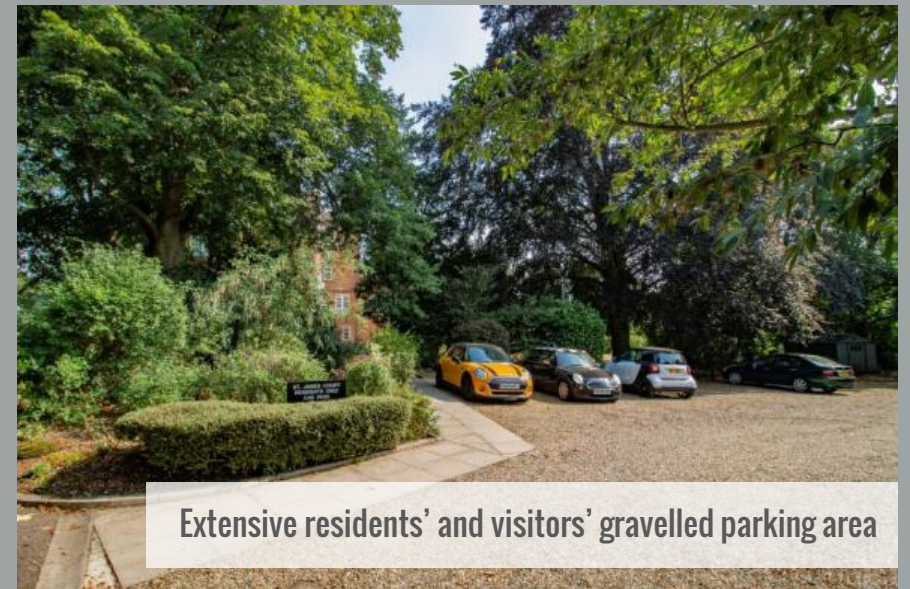
**PRIVATE** includes: Culford School (1-19); South Lee School (2-13).

**STATE** includes: Guildhall Feoffment Primary School (5-11); King Edward VI School (11-18).

University of Suffolk at West Suffolk College - Further Education.



Large communal gardens with various residents' seating areas

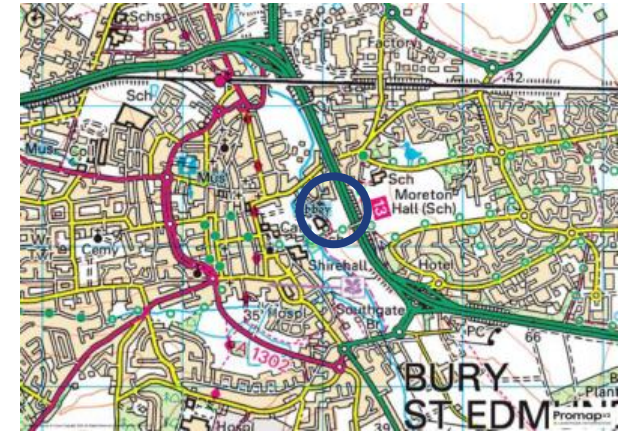
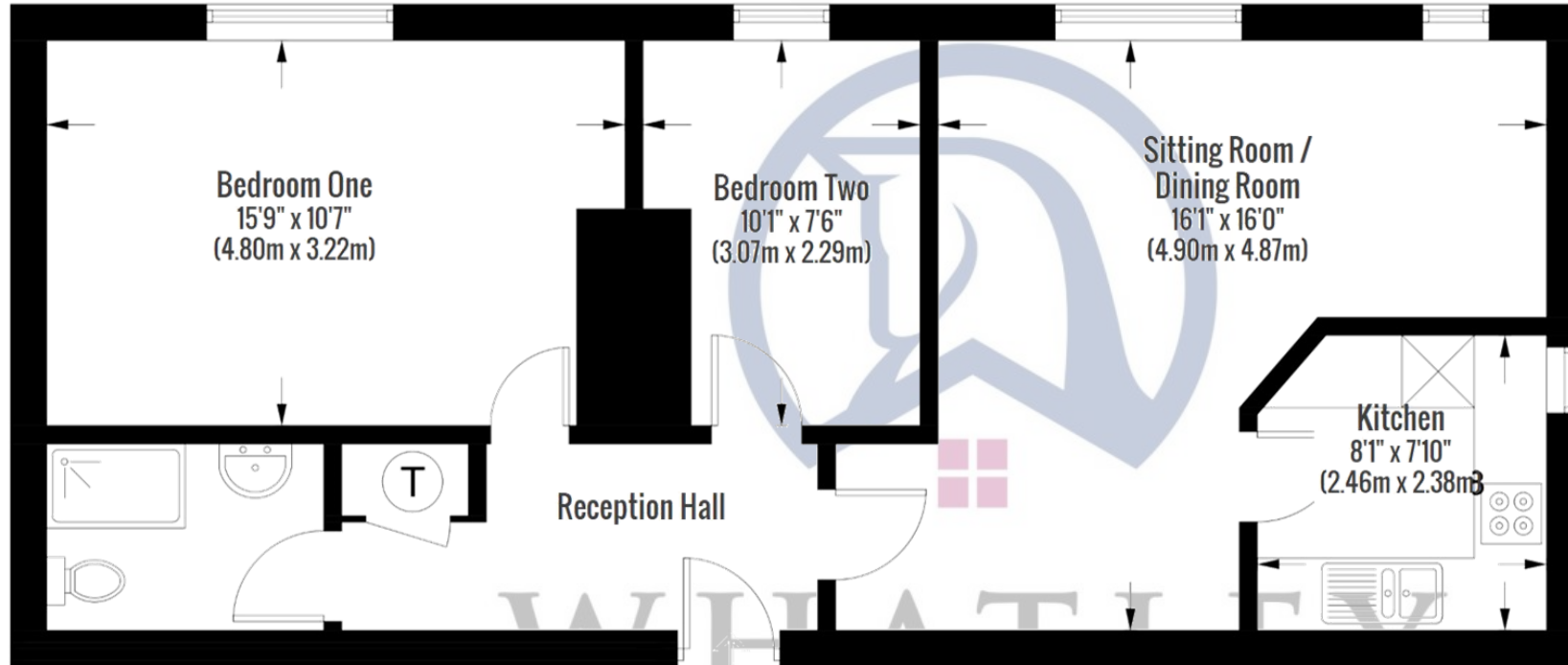
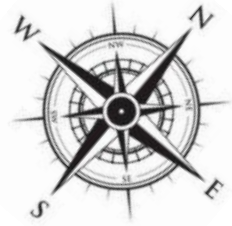


Extensive residents' and visitors' gravelled parking area



# FLOORPLAN

Approximate Gross Internal Area (GIA)  
= 658 ft<sup>2</sup> (61.1 m<sup>2</sup>)



*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

The property is offered for sale by Private Treaty on a Leasehold basis.

## SERVICES

Mains water, drainage, electricity.

AGENT'S NOTE: none of these services have been tested.

We understand the property has the remainder of a 90 year lease term. Maintenance/Service Charge of £219.50 per month to include buildings insurance, external decoration (full list available).

## LOCAL AUTHORITY

St. Edmundsbury District Council (01284 763 233)

Tax band B – £1,394.12 (2020/21)

## VIEWING ARRANGEMENTS

Strictly by prior appointment through the seller's sole agent: Whatley Lane. If there is anything of particular importance, please contact us to discuss, especially before embarking upon your journey to view the property.

## DIRECTIONS (IP33 1YD)

**From London/Cambridge** 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 left into Eastgate Street. Continue along passing The Fox Inn on your left and a convenience store after which turn right into The Vinefields. Follow the street along until reaching St. James Court and the residents' car park for No. 5 can be found on the right hand side.

**From the town centre (on foot)** leave the Market Square, proceed down Abbeygate Street into Angel Hill and either continue along through the Abbey Gardens crossing the River Lark to Vinefields or walk along Eastgate Street proceeding to turn as above.



Fully tiled shower room suite



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