



20A Abbeygate Street
Bury St. Edmunds | Suffolk





Grand salon with elegant Venetian-style oriel window and window seat combined with other period details including feature fireplace, picture and dado rails

20A ABBEYGATE STREET

ABBEYGATE STREET | BURY ST EDMUNDS

- Three-bedroom apartment completely renovated & designed to high specification
- Wealth of period features including the beautiful large Venetian-style window of the first floor grand salon
- Large and light kitchen / breakfast room with French doors to roof terrace
- Generous principal bedroom suite with wall-to-wall fitted wardrobes
- Cloak room, shower room & bath/shower room en-suite
- Ultimate location, exceptional town centre convenience within historic Bury St. Edmunds & A14 access
- RAF Lakenheath & Mildenhall are easily commutable within 25 mins
- Private roof terrace; ideal for al fresco dining & allocated parking + permit parking



Stylish converted 'loft living' in a quintessentially Georgian townhouse with roof terrace & parking

Positioned above an attractive 19th century shop frontage – designed by a London shopfitter in 1897 with the original elegant display cases still in situ today. Abbeygate Street was once called Cook Row (having had its name changed in 1792) and was in essence the clockmaking quarter of the town with seven clockmakers registered as operating there during the Victorian period. One of the longest established clockmakers 'W H Collis' operated from the shop premises from 1805. The arrival of mass produced clocks from America ultimately ended British clock production in local workshops entirely by 1870. The property dates from 1720 and in 2013, the property was completely renovated by the current landlord and local builders of renown – Mothersole. A wealth of period features are retained and include a beautiful Venetian-style oriel window of the first floor grand salon, Georgian fireplaces, architraves, coving and many other details. Behind the handsome red brick Flemish bond façade, the accommodation has been transformed into stylish town centre 'loft living'. Of particular note is the endless flow of substantial spaces, well-appointed kitchen / breakfast room with French doors to roof terrace, luxuriously appointed bath and shower rooms and a princely proportioned principal bedroom with wall-to-wall fitted wardrobes.

The apartment enjoys direct private access from the rear and a communal residents' lobby with intercom system to the front. A large private roof terrace with outdoor storage shed leads to the benefit of allocated off-street parking in addition to permit-parking.

20A Abbeygate Street is conveniently located within the historic Cathedral town centre of Bury St. Edmunds and provides A14 ease-of-access. The bars, restaurants and boutique shopping of Abbeygate Street and the Market Square are literally a stone's throw – it is a gourmand's paradise with various independent and respectable chain eateries immediately nearby: crowned by Suffolk's first Michelin-star restaurant. Refer to our Situation page to discover Suffolk.

ACCOMMODATION

WITH APPROXIMATE MEASUREMENTS

20A Abbeygate Street is a high quality apartment conversion of a period property. It has been comprehensively remodelled to a high standard with well-considered and fantastically arranged accommodation that measures approximately 1623 ft² (150.8 m²) and is ideally suited for relocating professionals and visiting forces alike – all who seek trendy period 'loft living' for the ultimate in town centre convenience and with all-important outdoor amenity afforded by the large roof terrace.

First Floor living

RESIDENTS' APARTMENT LOBBY

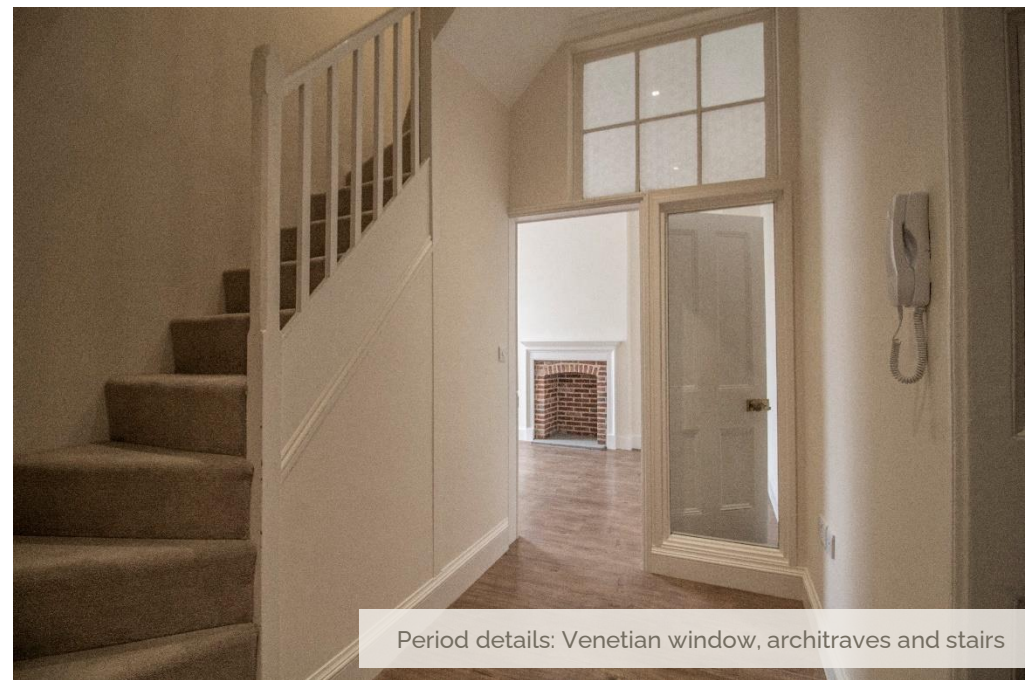
In addition to direct separate private access via French doors and spiral staircase from the roof terrace to the allocated parking area at the rear, the residents' apartment lobby is approached via stone steps and six-panelled door with fanlight above and attractive pilasters either side. Secure intercom system. Staircase ascends to apartment Reception Hall.

APARTMENT RECEPTION HALL

A usefully large entrance hall with decorative details including an attractive deep curved panelled architrave. Engineered oak wood floor throughout. Intercom receiver. Phone point. Recessed lighting. Stairs to First Floor.

GRAND SALON 20'7" x 14'1" (6.27m x 4.29m)

The focal point of this spectacular living space is the elegant Venetian-style oriel window with slim columns and deep recess to make the perfect window seat to perch and take in Abbeygate Street with view down to the Abbeygate. Fitted with curtains. Feature brick fireplace with mirrored wood mantelpiece comprising Doric columns and roundels. Period picture and dado rails. Pair of pendant light points. Two radiators. Engineered oak wood floor.



Period details: Venetian window, architraves and stairs





Refurbished dual aspect kitchen with French doors to roof terrace



Dining Room / Snug with large window to roof terrace and feature fireplace

First Floor living (cont'd)

From the Entrance Hall a door with glazing above and to the right opens to:

OPEN-PLAN DINING ROOM/SNUG 14'8" x 9'9" (4.48m x 2.98m)

A pleasant further living space with large sash window fitted with curtains overlooking the roof terrace. Feature brick fireplace with wood mantelpiece. Pendant light point. Radiator. Engineered oak wood floor. Open-plan to:

OPEN-PLAN KITCHEN / BREAKFAST ROOM 14'3" x 13'9" (4.35m x 4.19m)

Pleasant and large dual aspect kitchen space with French doors to roof terrace: ideal for summer breakfasting or evening *al fresco* dining. The kitchen area is arranged in a L-shape design and extensively fitted with a range of white gloss wall and base units beneath worktops with a stainless steel one and a half bowl sink and drainer unit with mixer tap inset. Appliances include *Rangemaster* 'Toledo' with five ring induction hob above, grill and oven below with stainless steel splashback and extractor fan, integrated fridge/freezer and dishwasher. Mosaic splashback tiles wraparound. Recessed lighting. Radiator. The engineered oak wood floor theme continues from the principal reception spaces. Space and plumbing for washer/dryer. Door to storage cupboard housing water cylinder and wall-mounted gas-fired boiler.

CLOAKROOM 14'3" x 13'9" (4.35m x 4.19m)

Leading off from the French doors to roof terrace and parking beyond is a cloakroom comprising wc and wall-mounted basin with mixer tap. Tiled floors and partially tiled walls. Wall-mounted mirror. Extractor fan. Recessed lighting. Heated towel rail.

PRINCIPAL BEDROOM SUITE 14'10" x 13'10" (4.53m x 4.21m)

Principal bedroom suite of princely proportions with wall-to-wall fitted wardrobes comprising hanging rails and various compartmentalised spaces. Further deep storage cupboard. Sash window fitted with secondary glazing and curtains that overlooks roof terrace. Bedside reading light controls. Pendant light. Radiator. Carpeted.

EN-SUITE BATH & SHOWER ROOM

Luxuriously appointed en-suite with the focal point of a beautiful Georgian period feature fireplace with ornamental pineapple motif surround and cast iron basket. Completely tiled floor-to-ceiling throughout and comprising: panelled bath, double tray walk-in shower with electric powered shower attachment and sliding door, and pedestal basin with mixer tap. Wall-mounted mirror. Double-height heated towel rail. Shaver point. Extractor fan. Recessed lighting. Tiled floor.

Second Floor living

LANDING

Stairs rising to Second Floor landing with recessed lighting and doors to:

BEDROOM TWO 14'8" x 10'6" (4.47m x 3.21m)

Double bedroom with period cast-iron feature fireplace. Sash window with rear aspect views overlooking rooftops, parking and roof terrace. Fitted with curtains. Pendant light. Radiator. Carpeted.

BEDROOM THREE 14'10" x 9'7" (4.51m x 2.91m)

Double bedroom with sash window to front aspect overlooking Abbeygate Street. Fitted with curtains. Pendant light fitting. Radiator. Carpeted.

SHOWER ROOM

Luxuriously appointed shower room serving upper floor bedrooms fully tiled floor-to-ceiling, comprising: large walk-in shower with adjustable shower attachment, wc, and wall-mounted basin with mixer tap. Recessed lighting. Heated tower rail. Shaver point. Extractor fan. Tiled floor.



Princely proportioned principal bedroom with wall-to-wall fitted wardrobes



Luxuriously appointed en-suite with Georgian pineapple motif fireplace

ROOF TERRACE & ALLOCATED PARKING

For that all-important outdoor amenity, a tiled roof terrace spans the entire length of the rear elevation. Fully illuminated and with spiral stairs providing access to the private parking area and creating a useful direct access to the kitchen French doors. Useful outdoor storage shed.

There is a secure fob entry bollard system to an allocated parking space accessible via High Baxter Street.



An attractive Venetian-style oriel window enjoys views towards Angel Hill amidst a gourmand's paradise



DISCOVER SUFFOLK

Bury St. Edmunds is an extremely attractive and prosperous market town located in the heart of Suffolk. 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. Ideally placed to offer a fantastic lifestyle to visiting forces based at RAF Lakenheath and RAF Mildenhall.

Horseracing is 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



Angel Hill town centre (walk) 0 mins
(A14) 1.2 miles
A11 (M11) 20 (30) miles
Newmarket 18 miles
Ipswich 25 miles
Cambridge 28 miles



Suffolk Heritage Coast
Aldeburgh
(65 mins / 44 miles)



From Bury St. Edmunds
London Kings Cross
(97 mins)
From Cambridge
London Liverpool Street
(129 mins)
Cambridge
(57 mins)



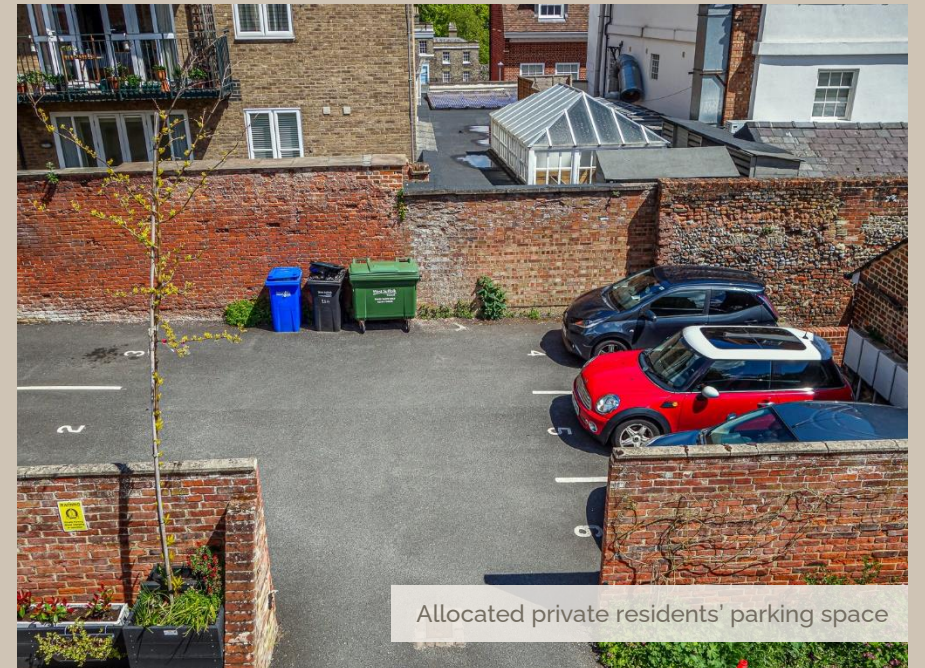
London Stansted Airport
(1 hr / 40 miles)
Cambridge International Airport
(49 mins / 35 miles)



There is a wide choice of excellent schooling, both Private and State, within the area.
Private includes: South Lee School (2-13); Culford School (1-19).
State includes: Guildhall Feoffment Primary School (5-11); King Edward VI School (11-18).
University of Suffolk at West Suffolk College - Further Education.



Large paved roof terrace with storage shed



Allocated private residents' parking space

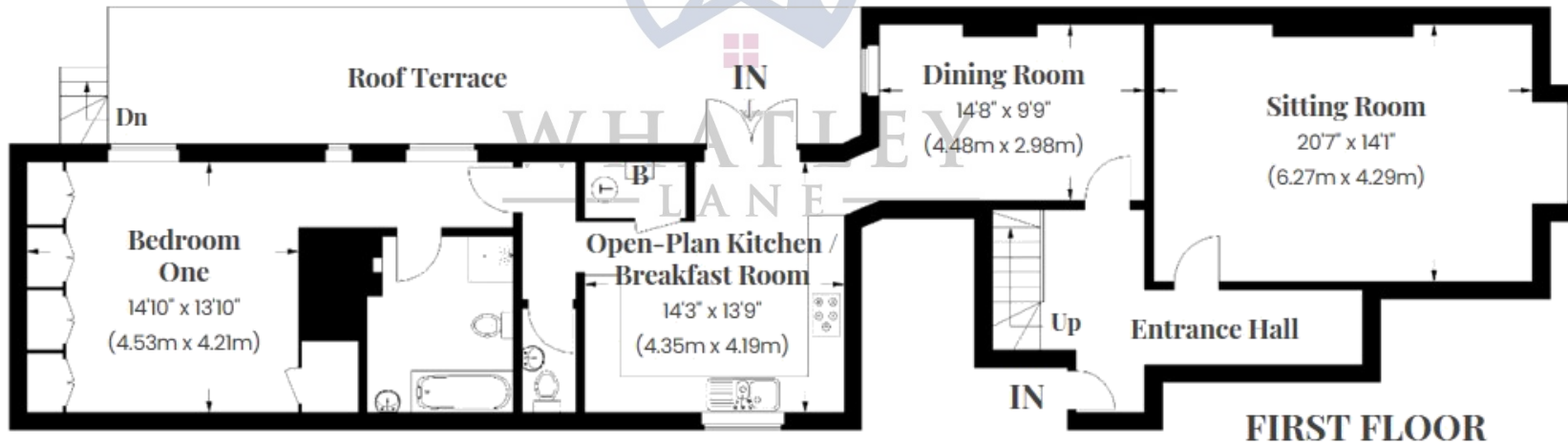
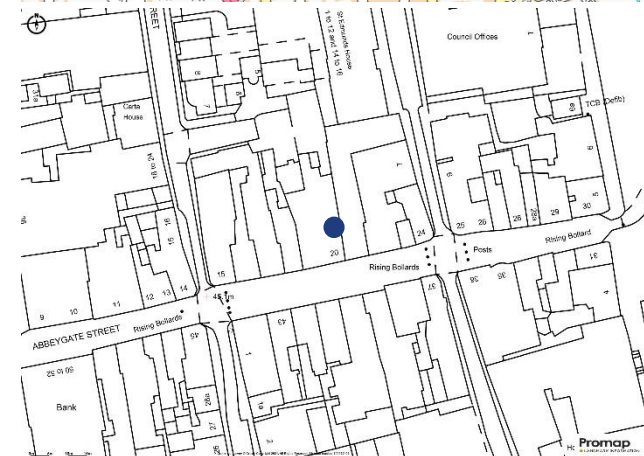
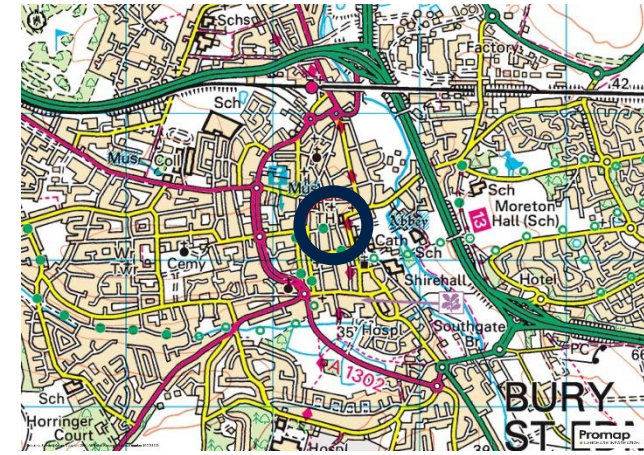
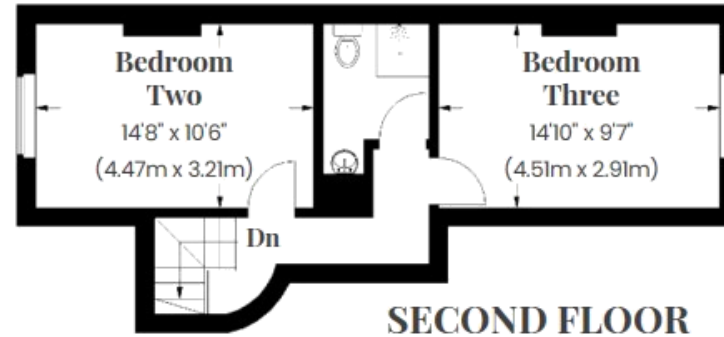
FLOORPLAN

Approximate Gross Internal Area

= 1623 ft² (150.8 m²)



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 to rent and is available NOW.

SERVICE

Mains water, drainage and electricity are connected. Gas-fired central heating. NOTE: none of the services have been tested by the agent.

LOCAL AUTHORITY

St. Edmundsbury District Council (01284 763 233)

Band B – £1,490.23 (2022/2023). NB. Charge exempt for USAF.

VIEWING ARRANGEMENTS

Strictly by prior appointment through the landlord's 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 1UN):

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 and just before reaching the traffic lights at the end of Northgate street, turn right into Looms Lane. Continue along and turn left into High Baxter Street passing the rear entrance to Marks & Spencer on the right hand side. Continue along 75 meters and before reaching Abbeygate Street intersection, turn left where the allocated private residents' parking and property can be found through a pair of brick gate piers.

From the town centre (on foot) proceed west from Angel Hill / Abbey Gardens along Abbeygate Street passing the Gastrono-me on your right and Caffe Nero on your left, then turn right into High Baxter Street. Take the next right turn and where the allocated private residents' parking and property can be found through a pair of brick gate piers.



C19th plaque denotes the 'Royal' fire insurance company mark to visibly identify the owner's policy before the advent of municipal fire brigades



Bury St. Edmunds

1 Churchgate Street
Bury St. Edmunds IP33 1RL
+44 (0) 1284 765 256
bury@whatley-lane.co.uk

Newmarket

13 High Street
Newmarket CB8 1RL
+44 (0) 1638 765 256
newmarket@whatley-lane.co.uk

Notting Hill

Caxton Gate, 32 Caxton Rd
London W12 8AJ
+44 (0) 207 221 8838
nottinghill@whatley-laneco.uk

www.whatley-lane.co.uk

www.rightmove.co.uk

www.countrylife.co.uk

Disclaimer 1. Whatley Lane Estate Agents (the "Agents") are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. The Agents assume no responsibility for any statement that may be made in our offices. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and the Agent have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 3. The Agents would urge any potential purchaser to contact our offices to establish availability of this property prior to commencing any journey of distance to view. Details designed and produced by Whatley Lane Marketing | August 2022.

Ecologi



Proudly in association with our London Office

F.W.GAPP
EST. 1919