



8 ST. JAMES COURT
Bury St. Edmunds | Suffolk



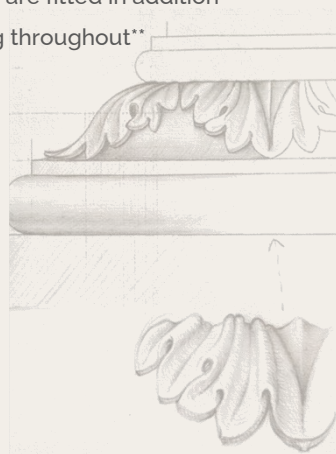


Beautiful light and airy living room with secondary glazed dual aspect windows and high period ceilings

ST. JAMES COURT

BURY ST. EDMUNDS | SUFFOLK

- One-bedroom apartment within an Arts & Crafts period converted schoolhouse approx. 25 mins from RAF Lakenheath
- Peaceful location within the historic heart of Bury St. Edmunds, town centre walking distance & A14 ease-of-access
- Private residents' lobby with elevator access to the rear gardens & allocated car parking area
- Centrally situated in the northernmost fringe of the Abbey Gardens at the foot of the River Lark & in an elevated setting
- Thoughtful refurbished living spaces, including dual aspect sitting / dining room & bathroom with mood lighting
- Exceptional well-kempt communal residents' garden with impressive mature tree canopies & expansive lawn
- Well-appointed galley-style kitchen - *crockery, glassware & utensils optional*
- **Blinds and curtains are fitted in addition to secondary glazing throughout**
- Large gravelled residents' parking area & visitors' bays with bike store



Apartment living, quietly situated with elevator, residents' garden Cathedral views & parking

Situated in a tranquil area and positioned in an elevated leafy setting, this ground floor apartment is serenely located to one side of an imposing building with a garden enjoying stunning views towards the Cathedral tower in the distance. A spacious one 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, oriel windows and alternate rows of decorative rectangular and rounded hung tile motifs along the upper storey and gabled ends. The apartment has been refurbished in recent years and by the current landlord to include remodelled shower room with mood lighting and revamped galley-style kitchen. Other key features include secondary glazing throughout and with curtains and blinds in situ – furnished is also an option.

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 to private residents' lobby to the rear. Pedestrian walkway to neighbouring tennis court and bowling club facilities.

8 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

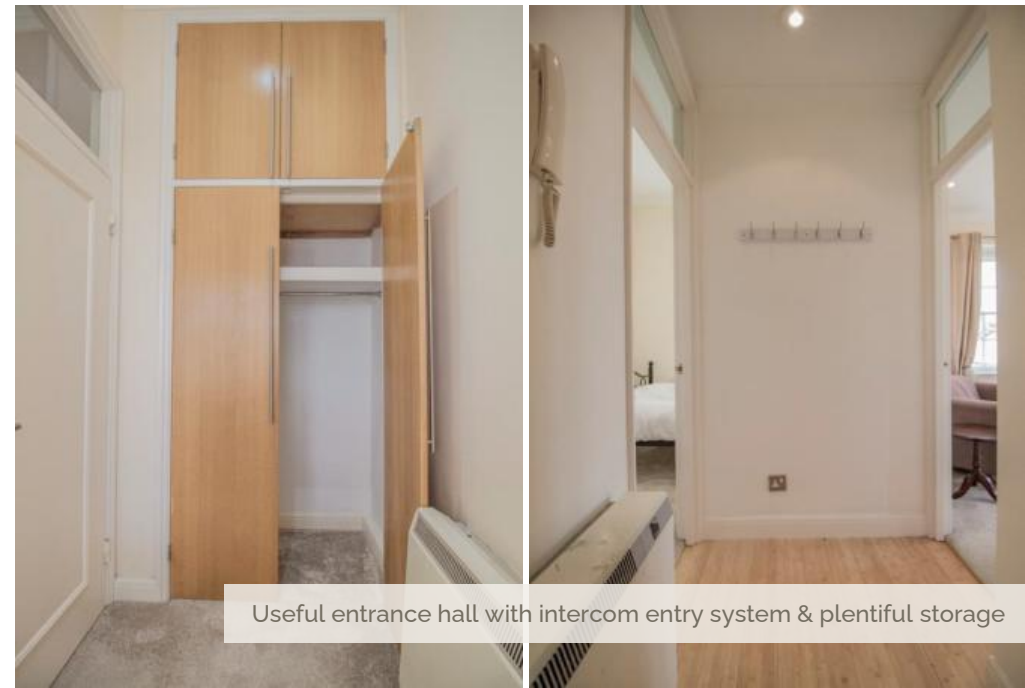
No.8 St James Court displays a host of attractive characteristics well-blended with modern comforts and since its conversion in the 1980s benefits from comprehensive updating to a very high standard. Accommodation measures approximately 395 ft² (36.7 m²) and will suit a broad range of ages, including young professionals or visiting USAF personnel – all who seek the convenience of town centre living, parking and easily accessible, all-important outdoor amenity.

COMMUNAL ENTRANCE LOBBY

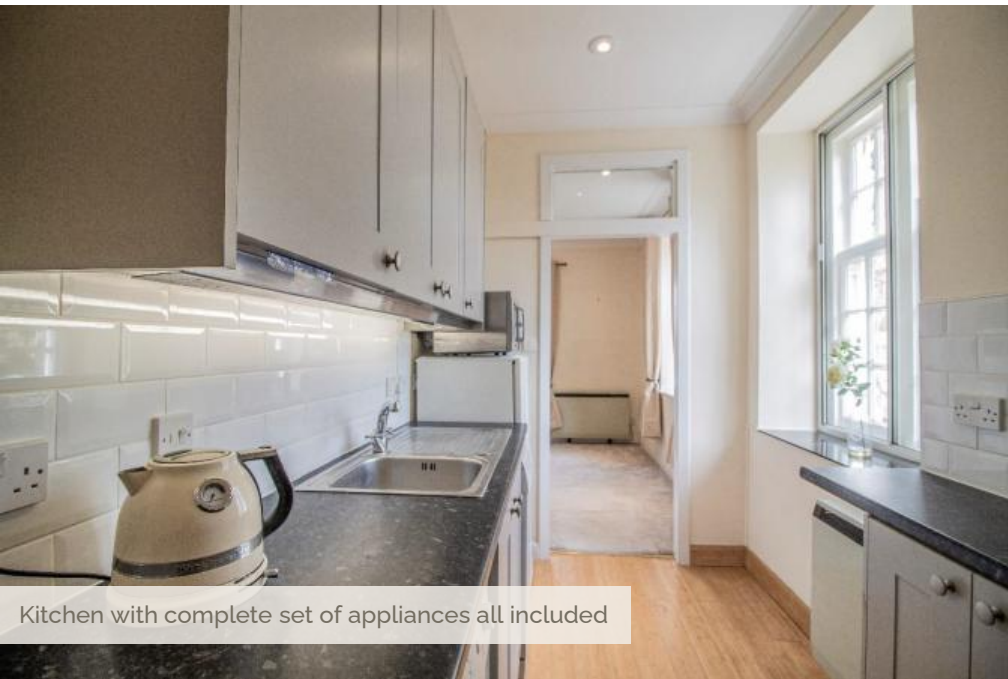
Dual entranceways to either the front with elevator access to private residents' lobby & secure entry phone system, or to the rear grounds & pathway to parking area.

APARTMENT ENTRANCE HALL

Panelled front entrance door opens to an inviting and usefully wide reception hall with recessed lighting and borrowed natural light from over door windows. Water cylinder/storage cupboard. Secure entry phone system receiver. Wood floor. Doors to:



Useful entrance hall with intercom entry system & plentiful storage



Kitchen with complete set of appliances all included



SITTING / DINING AREA 13'4" x 11'6" (4.70m x 3.51m)

An attractive 'light and airy' dual aspect space with large sash windows to side and rear elevations awash with natural light and the added amenity of high period ceilings. Feature pendant and recessed lighting. TV and phone points. Carpeted.

KITCHEN 10'10" x 6'1" (3.31m x 1.86m)

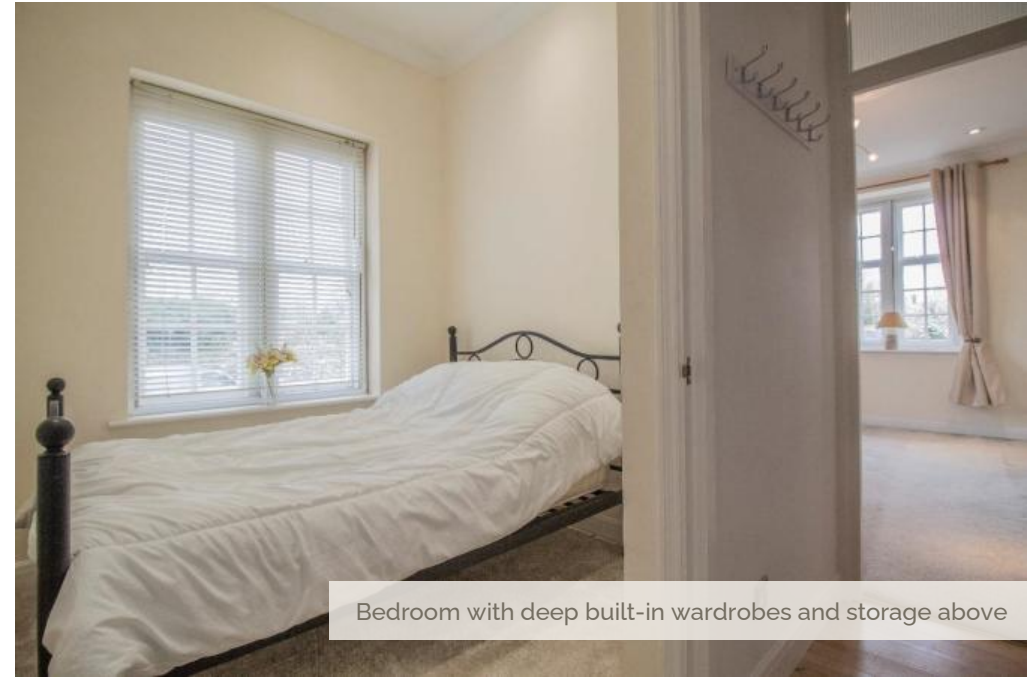
With window to side aspect, the kitchen is fitted with an extensive range of grey wall-mounted and base cabinetry – configured in a gallery-style arrangement. Subway style splashback tiles with granite effect worktops and stainless sink/drainer mixer tap inset. A complete set of kitchen appliances all included: stainless steel electric oven and grill with four ring ceramic hob, fridge/freezer, *Bosch* dishwasher, washer/dryer, microwave, kettle and toaster. Option of crockery, glassware and utensils. Wood floor. Recessed lighting.

BEDROOM 10'7" x 7'9" (3.23m x 2.36m)

A large principal bedroom space with secondary glazed sash windows to rear aspect. Large built-in wardrobe storage with hanging rails and further deep recess storage cupboards above. Carpeted. Recessed lighting.

BATHROOM

Sumptuous bathroom suite with large expanse of wall tiles comprising panelled bath tub with shower attachment, pedestal basin, and wc. Heated towel rail. Extractor fan. Mirror. Recessed lighting in addition to ambient mood lighting. Floor tiles.



Bedroom with deep built-in wardrobes and storage above



Sumptuous bathroom suite with ambient mood lighting



Sir Athur 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.

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 unique position of the grounds 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.





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 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)	4 mins
Bury St. Edmunds (A14)	1.2 miles
A11 (M11)	20 (30) miles
Newmarket	21 miles
Ipswich	28 miles
Cambridge	31 miles



Suffolk Heritage Coast
Aldeburgh
(82 mins / 50 miles)



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



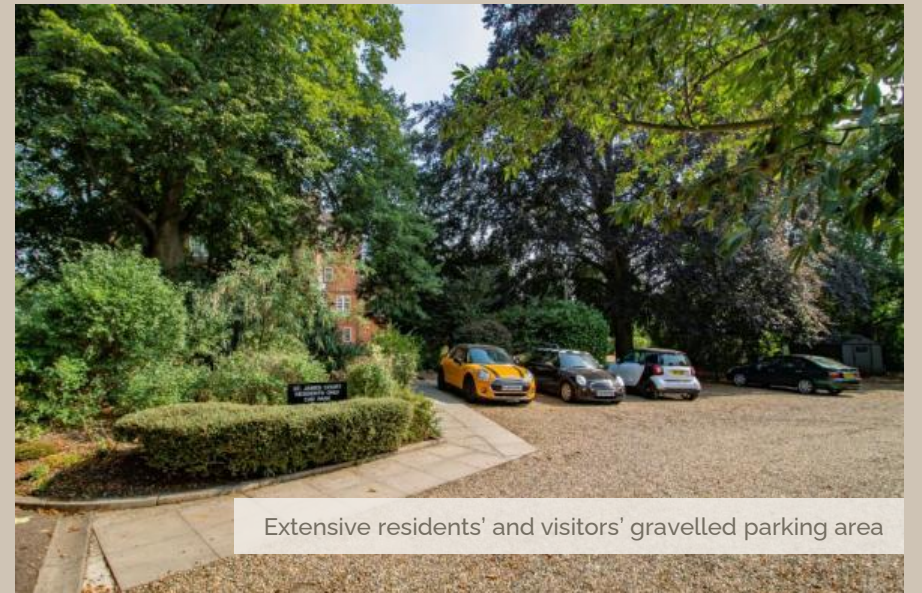
London Stansted Airport
(1 hr / 40 miles)
Cambridge International Airport
(49 mins / 35 miles)



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

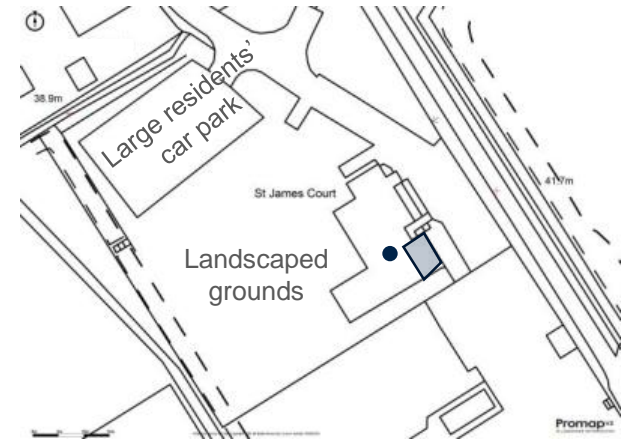
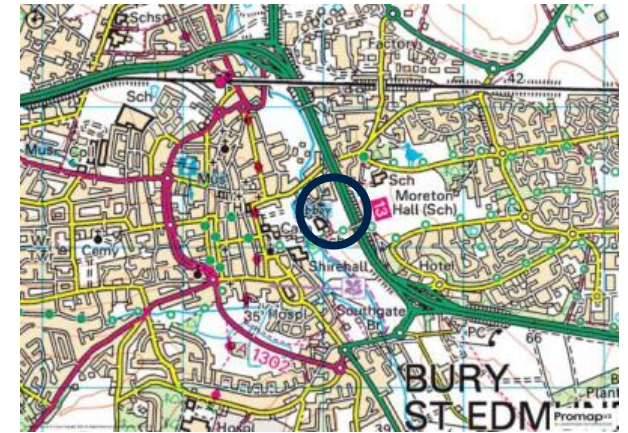
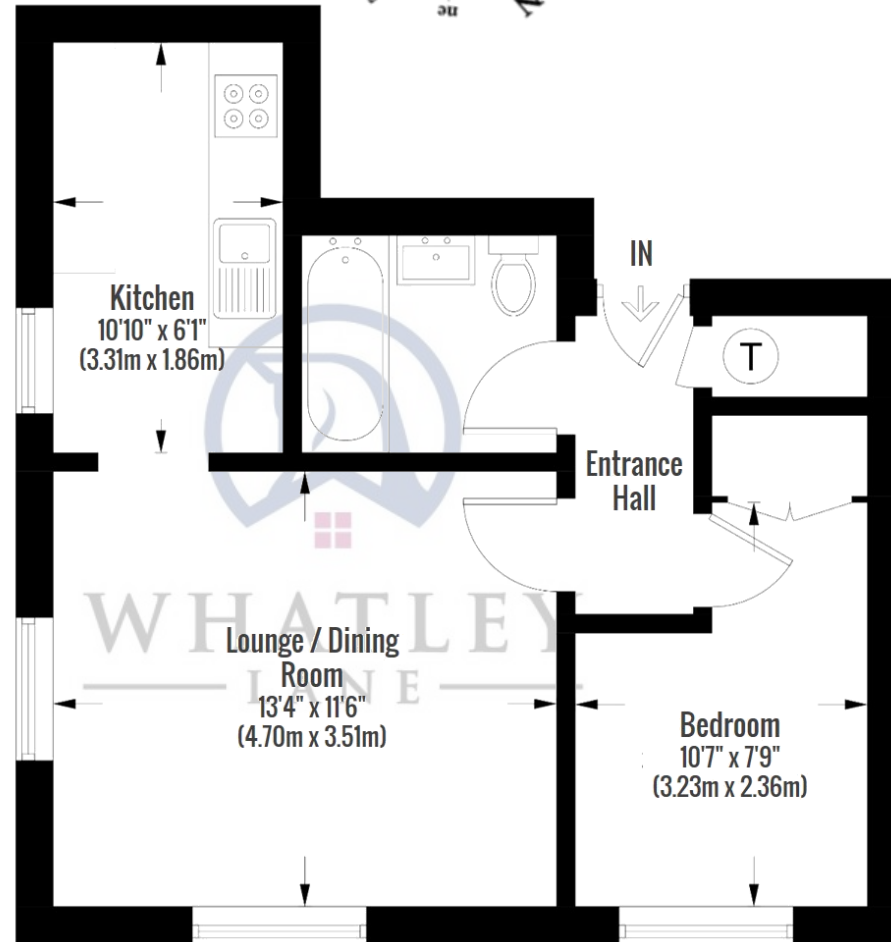


Extensive residents' and visitors' gravelled parking area

FLOORPLAN

APPROXIMATE GROSS INTERNAL AREA

= 395 ft² (36.7 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

Property is available to rent commencing **NOW**.

SERVICE

Mains water, drainage, electricity (economy 10). Superfast Fibre Broadband accessible.

LOCAL AUTHORITY

St. Edmundsbury District Council (01284 763 233)

Tax band A – £1,277.34 (2022/23) *NB Charge exempt for visiting USAF.*

VIEWING ARRANGEMENTS

Strictly by prior appointment through the landlord's sole agent: Whatley Lane. If there is anything of particular importance, please contact us to discuss in advance of the viewing.

DIRECTIONS (IP33 1YD):

From London/Cambridge/Newmarket (by car) 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.8 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.



Bury St. Edmunds

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www.whatley-lane.co.uk

www.rightmove.co.uk

www.countrylife.co.uk

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