



No. 1 THE VINEFIELDS

Bury St. Edmunds | Suffolk





The open-plan nature of the cottage with exposed studwork increases the space and functionality of the space while maximising natural light

No.1 The Vinefields

BURY ST. EDMUNDS | SUFFOLK

- Delightful one-bedroom period end-of-terrace cottage with light, & refurbished accommodation
- Open-plan living with exposed studwork separates a sleek kitchen & the light and airy lounge
- Broad appeal from first-time buyers to AirBnB or Buy-to-Let investors
- Good news: no-onward chain
- Good location; exceptional town centre convenience within historic Bury St. Edmunds & A14 access
- Converted sun room increases the usable footprint of the property & utility room / ground floor cloakroom
- Zone J permit parking is available



Delightful red brick & flint period cottage, close to the town centre with a converted sun room

Forming part of a delightful row of six period red brick and flint cottages is this beautifully presented one-bedroom end-of-terrace home situated just a stone's throw from all town centre amenities. A tablet on the south gable wall reads 'F & F CLARK 1834' denoting date of construction. Accommodation comprises sitting room with multi-fuel stove, sleek kitchen, bedroom and well-appointed shower room. The property retains a wealth of period features while enhanced by a recent refurbishment. Of particular note is the open-plan aspect of the living space, which is light and airy, and with the addition of a sun room that increases the usable footprint of the property and leads to a utility room / cloakroom.

The property is suitably set back from the street and zone J permit parking is available. Buyers can enjoy the award-winning Abbey Gardens with its parkland setting and newly laid tennis courts – all only a short walk from the property – as is the vibrant town centre.

1 Vinefields is conveniently located within the historic Cathedral town of Bury St. Edmunds and is situated in a residential area with the tranquil nearby 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. 1 The Vinefields displays a wealth of period features that date back to the 19th century. The light and refurbished accommodation measures approximately 408 ft² (37.9 m²) and would suit a broad range of purchasers from first-time buyers to buy-to-let and AirBnB investors.

Ground Floor

OPEN-PLAN LIVING 17'4" x 10'8" (5.31m x 3.31m)

An inviting open-plan living space with dual aspect light and attractive exposed studwork subdivides two areas:

SITTING ROOM

A comfortable space with three wall lights and fireplace recess. Understairs storage cupboard. Radiator.

KITCHEN

Arranged in a U-shape layout with sleek contemporary white gloss wall-mounted and base cabinetry. Integrated appliances include: oven/grill, four ring gas hob, stainless steel splashback with extractor, undercounter refrigerator. Recessed ceiling lighting. Stairs to First Floor.

SUN ROOM 9'0" x 6'9" (2.75m x 2.12m)

A glazed door opens into a light and airy converted sun room with glazed roof. Space for a freezer. Two wall lights. Radiator.

UTILITY / CLOAKROOM

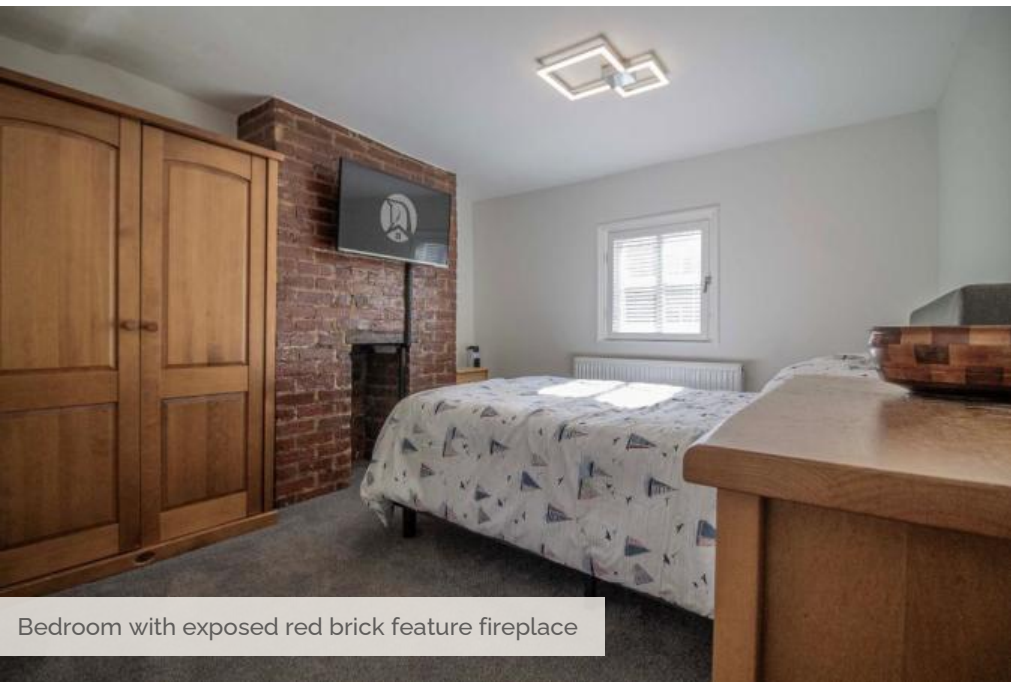
A useful utility space housing the gas combi boiler with space and plumbing for a washing machine. WC.



Comfortable lounge area



Sleek kitchen



Bedroom with exposed red brick feature fireplace

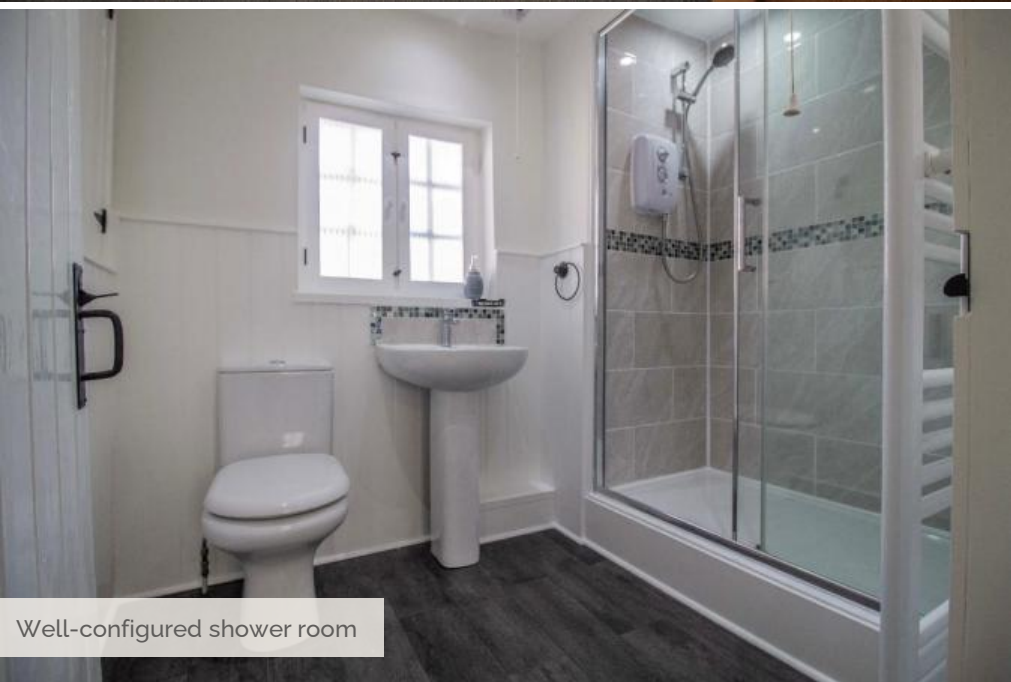
First Floor

BEDROOM 11'2" x 10'9" (3.41m x 3.34m)

An attractive bedroom with its exposed red brick chimney breast and former fireplace recess with window to front aspect.

SHOWER ROOM 7'7" x 5'6" (2.35m x 1.73m)

A large well-configured shower room with window overlooking sun room. Suite comprising fully tiled double tray shower with electric shower, pedestal basin with mixer tap and low-level wc. Heated towel rail. Extractor fan. Storage cupboard. Recessed lighting.



Well-configured shower room



PROVENANCE

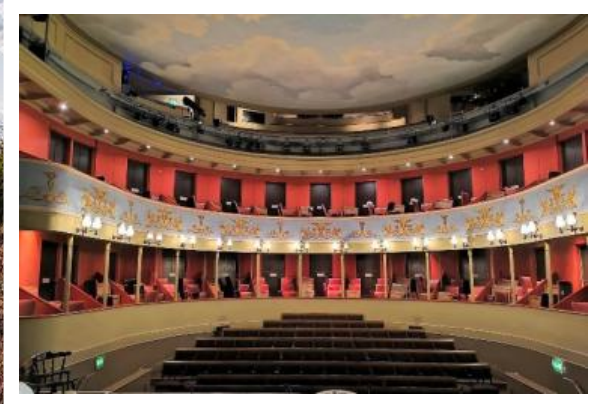
In 1217 Robert of Graveley, was elected Abbot of Thorney and Sacrist of Bury (1217-1237) who was recorded in *Gesta Sacristarium* as an efficient and active Sacrist. It was in the 13th Century vineyards were planted on the slopes facing the Abbey and enclosed with stone walls.

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.



Light and airy converted sun room



Nearby amenities: red heather in Cavenham Heath Nature Reserve (left); 7 acre Wyken Vineyard and Leaping Hare restaurant (top right); majestic National Trust Ickworth House and Park (bottom right); oldest surviving Regency playhouse in England, Bury St. Edmunds (centre)



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.

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



A14 1 mile
Newmarket 18 miles
Ipswich 25 miles
Cambridge 28 miles



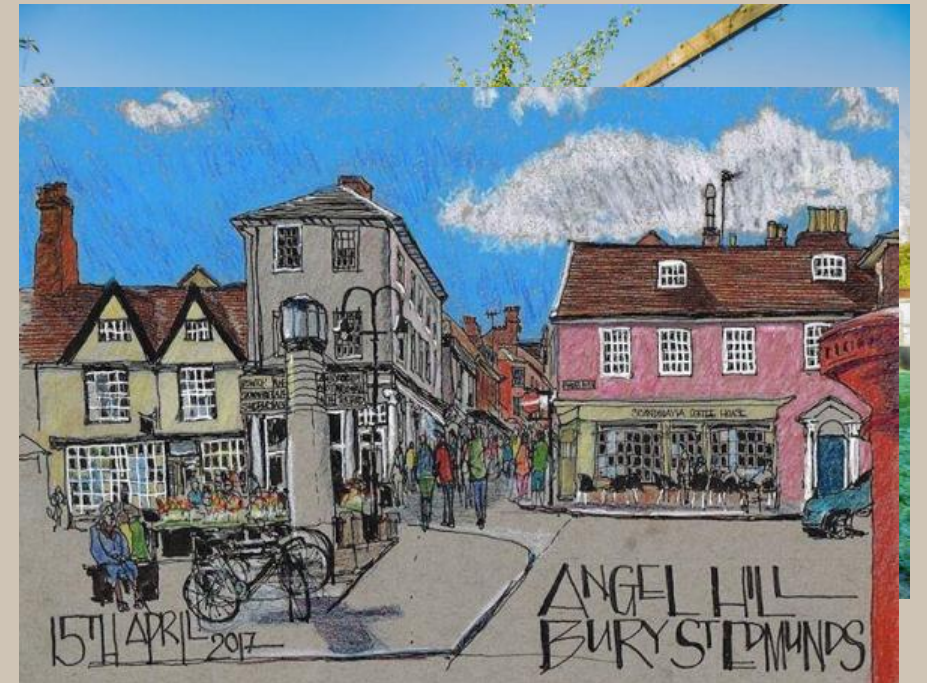
Aldeburgh
(Suffolk Heritage Coast)
1 hr/50 miles



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



London Stansted Airport
(50 min / 40 miles)
Cambridge International Airport
(45 mins / 26 miles)

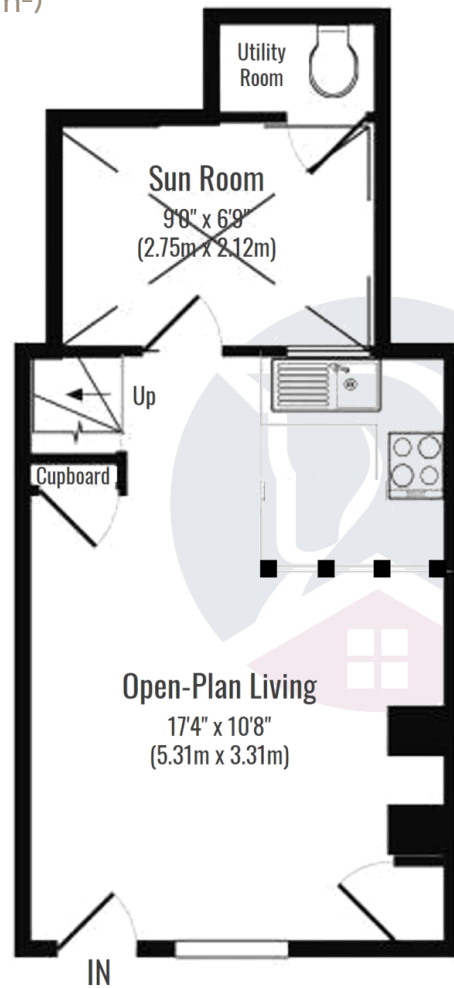


FLOORPLAN

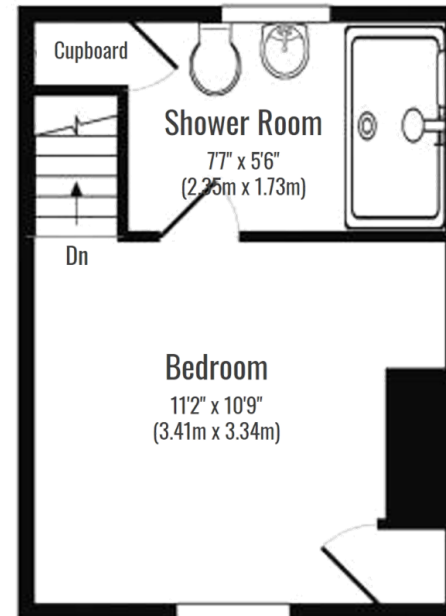
APPROXIMATE GROSS INTERNAL AREA
Total = 408 ft² (37.9 m²)



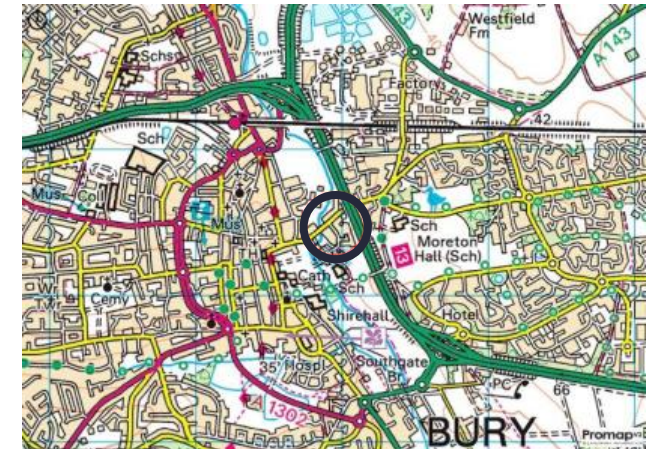
*This plan is for layout guidance only.
Drawn in accordance with RICS
guidelines. Not drawn to scale, unless
stated. Windows & door openings are
approximate. Whilst every care is taken
in the preparation of this plan, please
check all dimensions, shapes &
compass bearings before making any
decisions reliant upon them.*



Ground Floor



First Floor



GENERAL INFORMATION

TENURE

For sale FREEHOLD with vacant possession upon completion.

SERVICES

Mains water, drainage, gas and electricity.

AGENT’S NOTE: none of the services have been tested.

LOCAL AUTHORITY

West Suffolk Council (01284 763 233)

Tax band A – £1,456.58 (2025/26)

EPC rating F.

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 1YG):

From London/Cambridge/Newmarket (by car) exit 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 and No. 1 is 10 metres along the street on the left 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.



Stone tablet inscription denotes ‘F&F Clark 1834’



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