



NORTH HALL HOUSE

63 WHITING STREET
BURY ST. EDMUNDS
SUFFOLK

*The handsome limewashed jettied
façade with its array of timbers
showcases the status and wealth of
its original owner.*





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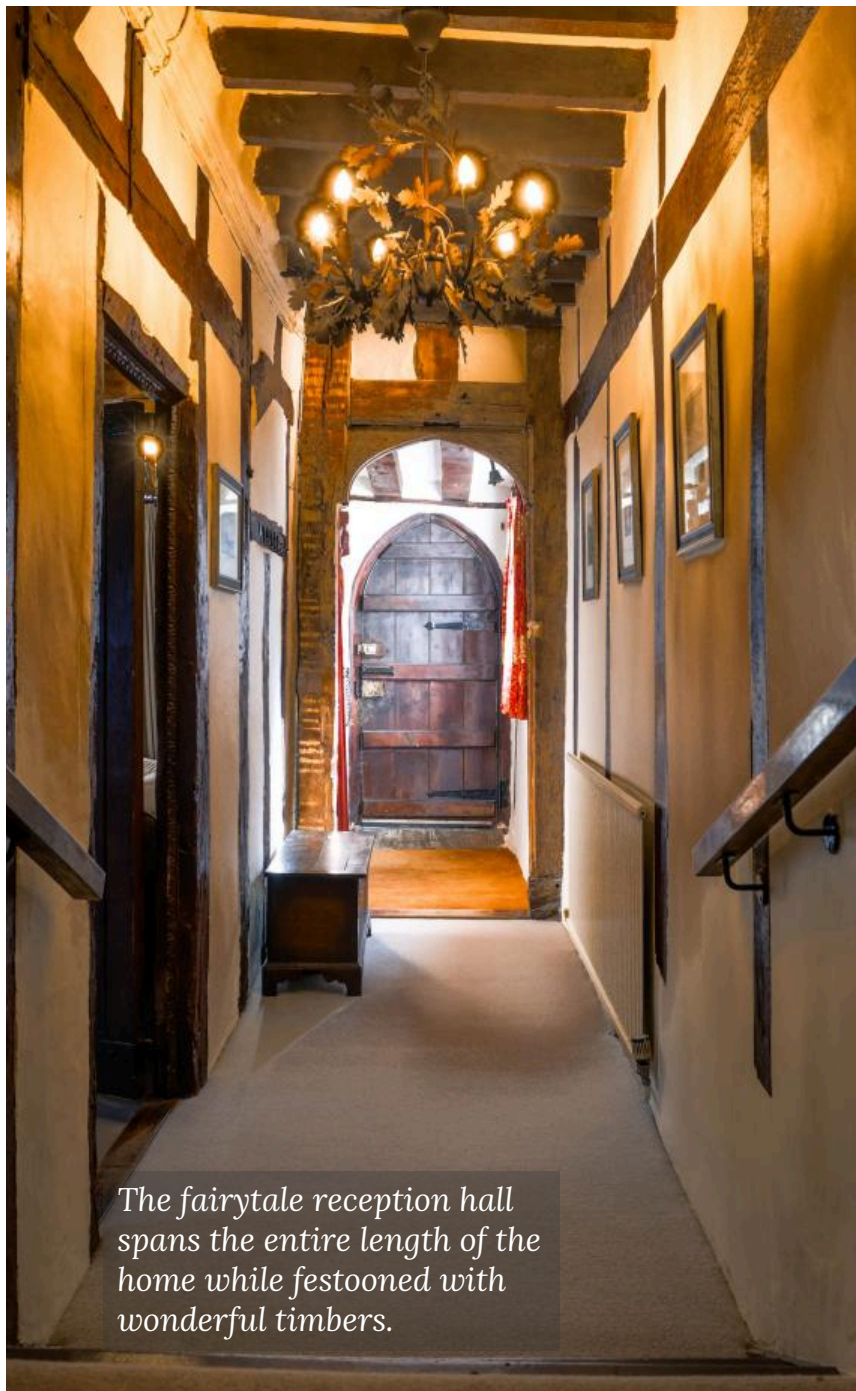
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The courtyard garden is a joyful oasis in the centre of town with its stone arched folly and water feature.

- James Sawyer, Director of Whatley Lane



The fairytale reception hall spans the entire length of the home while festooned with wonderful timbers.

INTRODUCTION

This immaculately preserved 14th century townhouse is like walking onto a period film set, located in the medieval grid of Bury St. Edmunds, with its secluded 'Secret Garden' and comprehensive restoration with perfect blend of modern comforts.

Behind its quintessential timber-framed façade – you could be forgiven for thinking you were in nearby Lavenham, yet with all the first-class town centre amenities on your doorstep that Bury St. Edmunds is so favoured for – you are presented with exquisitely refurbished four-bedroom accommodation. The fairytale reception hall gives a fascinating vista that spans the entire length of the home, festooned with timbers, including an oak carved angel and where a visitor bell chimes to greet you.

The many standout features include the elegant sage green kitchen with French doors opening to a garden oasis, an impressive yet cossetting sitting room with its hand-crafted display cabinetry and a wondrous inglenook fireplace complete with wood burning stove and crowned by an ornately carved oak bressummer. There is a stunning colonnade stairwell with stones repurposed from remnants of the ancient Benedictine abbey of St. Edmundsbury, leading to a large light-filled landing. The princely proportions of the principal bedroom has a seductive clawfoot freestanding tub as the focal point in addition to a hand-crafted bespoke wardrobe. The home's superior family bathroom has twin basins and walk-in shower just off the guest bedroom. There is a converted suite of attic rooms and cavernous cellar storage. Lest we forget, the whimsical oriel window with ornate carved angel on the side elevation that so well defines the home and is much loved by residents.

Conveniently located within the epicentre of this historic Cathedral town and situated on a one-way street in arguably one of the most desirable residential enclaves and conservation areas (the medieval Norman Grid formed by intersecting Churchgate, Guildhall & Westgate streets). The bars, restaurants and independent boutique shops of Abbeygate Street and the Market Square are nearby. Excellent A14 access is afforded by Westgate Street via Southgate Street. There is the benefit of a garage by separate negotiation.

DOWNSTAIRS

North Hall House has been comprehensively and sympathetically refurbished. The versatile and well-appointed accommodation measures approximately 2008 sq ft (187 sq m) which will suit a broad range of buyers – all who seek convenient town centre living and who aspire to be custodians of a historic and architecturally aesthetic gem.


The ground floor rooms flow seamlessly from the separate entrance hall, creating a series of beautifully arranged and interconnecting spaces. The principal reception room has an enchanting large working inglenook fireplace with stone jambs and a magnificent oak timber carved in leaf motifs, the space is commensurate in scale and basks in natural light from a wonderful mullioned window to create an impressive area in which to entertain or to hunker down in the wintry months. The dining room or study has a trap door leading to a capacious cellar with a 7.4ft (2.25m) high ceiling. The kitchen is laid out in a practical L-shape with wall and base cabinetry in a soothing shade of green, incorporating solid oak work surfaces. French doors lead to the inviting courtyard garden terrace. Off the inner hallway is the ground floor cloakroom.





The finials on the pair of symmetrical bespoke wrought iron log baskets mirror the historic exterior railings.



The image shows a kitchen with an L-shaped layout. The cabinetry is a sage green color with black handles. The countertop is made of light-colored wood. A washing machine is integrated into the lower cabinets on the right side. The backsplash is made of light-colored square tiles. The floor is covered with large, square, terracotta-colored tiles. A small rug is placed in the center of the kitchen. The lighting is warm and comes from recessed ceiling lights and under-cabinet lights.

The soothing sage green kitchen is cleverly designed in an L-shape layout.



UPSTAIRS

On ascending the beautiful stone colonnade and oak carved staircase you enter an impressive large light filled landing framed by a beautiful oriel window. The principal bedroom has a stunning array of exposed chamfered timber ceiling joists while the handcrafted four door wardrobe system and spa-like clawfoot freestanding tub on a raised plinth with ambient lighting and a glazed partition to separate out the rest of the sanitaryware bring the interior scheme firmly up-to-date.

The guest room has an equally luxurious hotel-like feel with its custom wainscot headboard and reading lights. The large natural light filled bathroom suite benefits from twin basins, a walk-in shower and a further tub. A second floor plays host to an attic space currently fashioned into two further bedrooms and a study area.



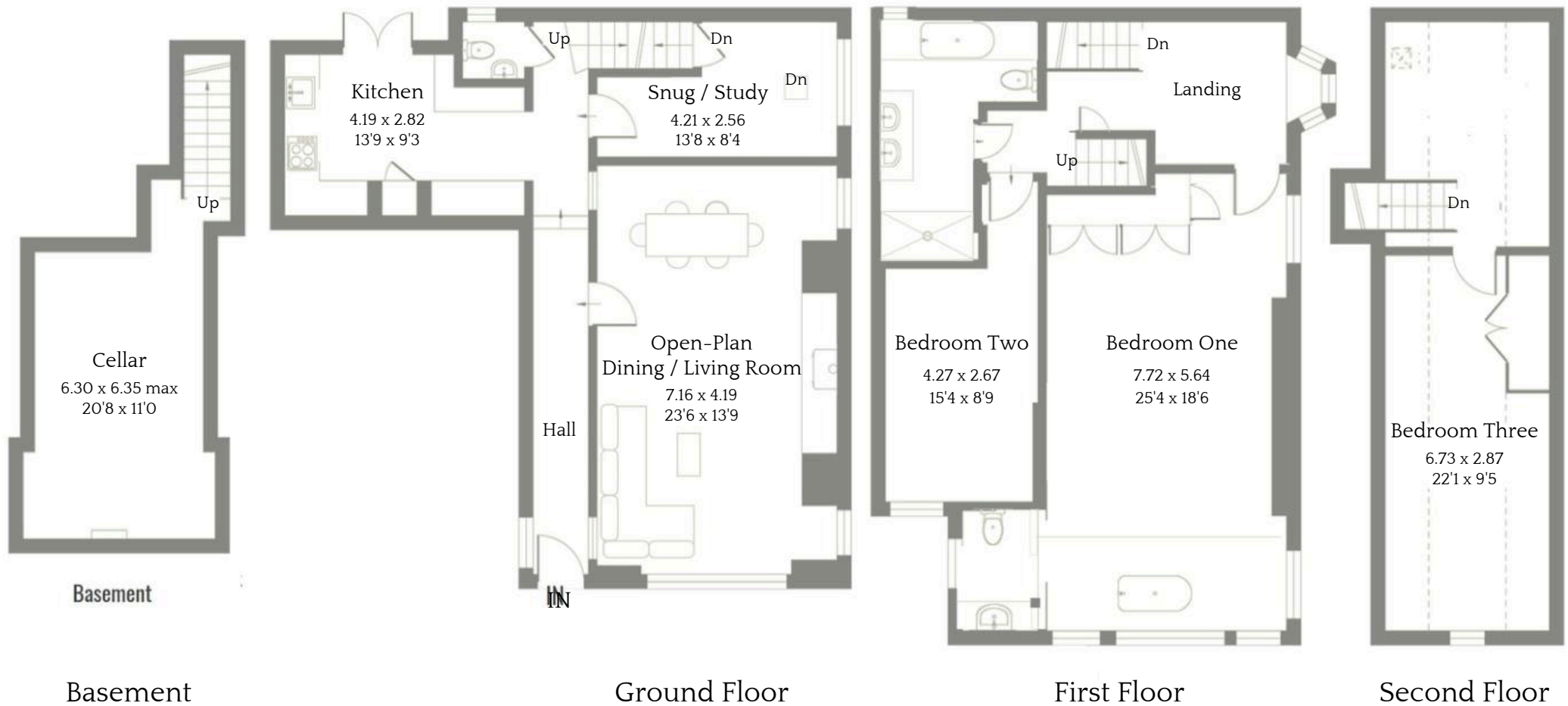


Stunning array of exposed chamfered timber ceiling joists complement the rarity of the original wide oak floorboards.





FLOORPLAN



Approximate Gross Internal Area (GIA) | 187 sq m or 2,008 sq ft



THE GREAT OUTDOORS

Serene courtyard garden setting for exceptional town centre convenience in the epicentre of Bury St. Edmunds.

The south-facing courtyard garden provides a joyful oasis in the centre of town, pristine, low maintenance and fully enclosed partly by an attractive brick and flint wall. A stone arched folly with a water feature creates a delightful focal point and low maintenance beds play host to wisteria, rose, climbing jasmine and clematis. A pergola has a trained vine and the dining terrace space is fully illuminated day and night.

To the front, throw open the door and the medieval grid residential enclave boasts the picture house, theatre royal and award-winning abbey gardens within a short walk.





LOCATION



PROVENANCE

This is one of the oldest medieval houses in Bury St. Edmunds, dating from the 14th and 15th centuries. It was originally one house with a central hall and two wings – typical of a hall house. It was altered in the 18th century and partially restored in 1966, when the timbers were exposed. Today, it is now separated into three dwellings: North Hall House forms the former east wing. James Bettley in the 2015 revised edition of Pevsner's 'Buildings of England' comments: "an interesting complex that once extended further south".

The plethora of exposed timbers reflects the wealth and status of the original homeowner as good timber came at a price, as does its handsome jettied façade – a clever medieval invention to gain more space on the upper storeys. Unlike much of Georgianised Bury St. Edmunds, the property remains true to its roots and is also testament to its surviving the 1608 Great Fire of Bury that did not reach this part of town.

The window on the left of the ground floor in the neighbouring property is a curving 'Dickensian' shape fitting in a timber-frame. It is thought to have once been a sweet shop. In the 1920s, the ground floor of No. 63 was used as a bakers shop, owned and operated by Pashler. It is thought that during its past the house was once used as a school.

Pictured right: The medieval Hall House as whole displaying both wings, as illustrated by Enid Marsh, Bury St. Edmunds resident and Mayoress of St. Edmundsbury Borough Council.



AGENT'S NOTES:

TENURE

The property is available for sale by private treaty on a FREEHOLD basis. Good news: there is no onward chain.

PARKING

Whilst there is permit parking, there is the additional asset of a garage available by separate negotiation. 2.35m (7.7 ft) W x 1.90m (6.23 ft) H x 5.70 (18.7 ft) D

LISTED DESIGNATION

The property is Listed Grade II due to its historical and architectural significance.

CONSERVATION AREA

The property falls within a Conservation Area due to the special architectural and historic interest of the locale.

SERVICES

Mains water, electricity, gas-fired central heating. Mains drainage. It is assumed all are connected, as none of these services have been tested.

LOCAL AUTHORITY

West Suffolk Council ([01284 763 233](tel:01284763233))

Council Tax Band D - £2,086.39 per annum (01 April 2024 - 31 March 2025)



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*We're in the
business of doing
good business.*

- James Sawyer, Director of Whatley Lane

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property sold or let.**

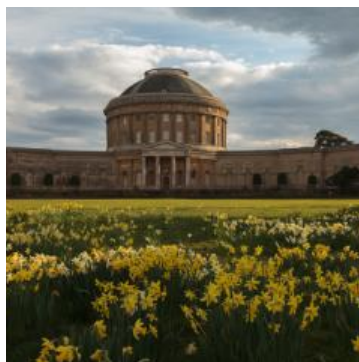


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CONTACT

+44 (0) 1284 765 256

bury@wlea.co.uk

1 Churchgate Street
Bury St. Edmunds
Suffolk
IP33 1RL



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BURY ST. EDMUNDS
SUFFOLK

