



FOURTEEN

GUILDHALL STREET
BURY ST. EDMUNDS
SUFFOLK



FOURTEEN

WHATLEY LANE

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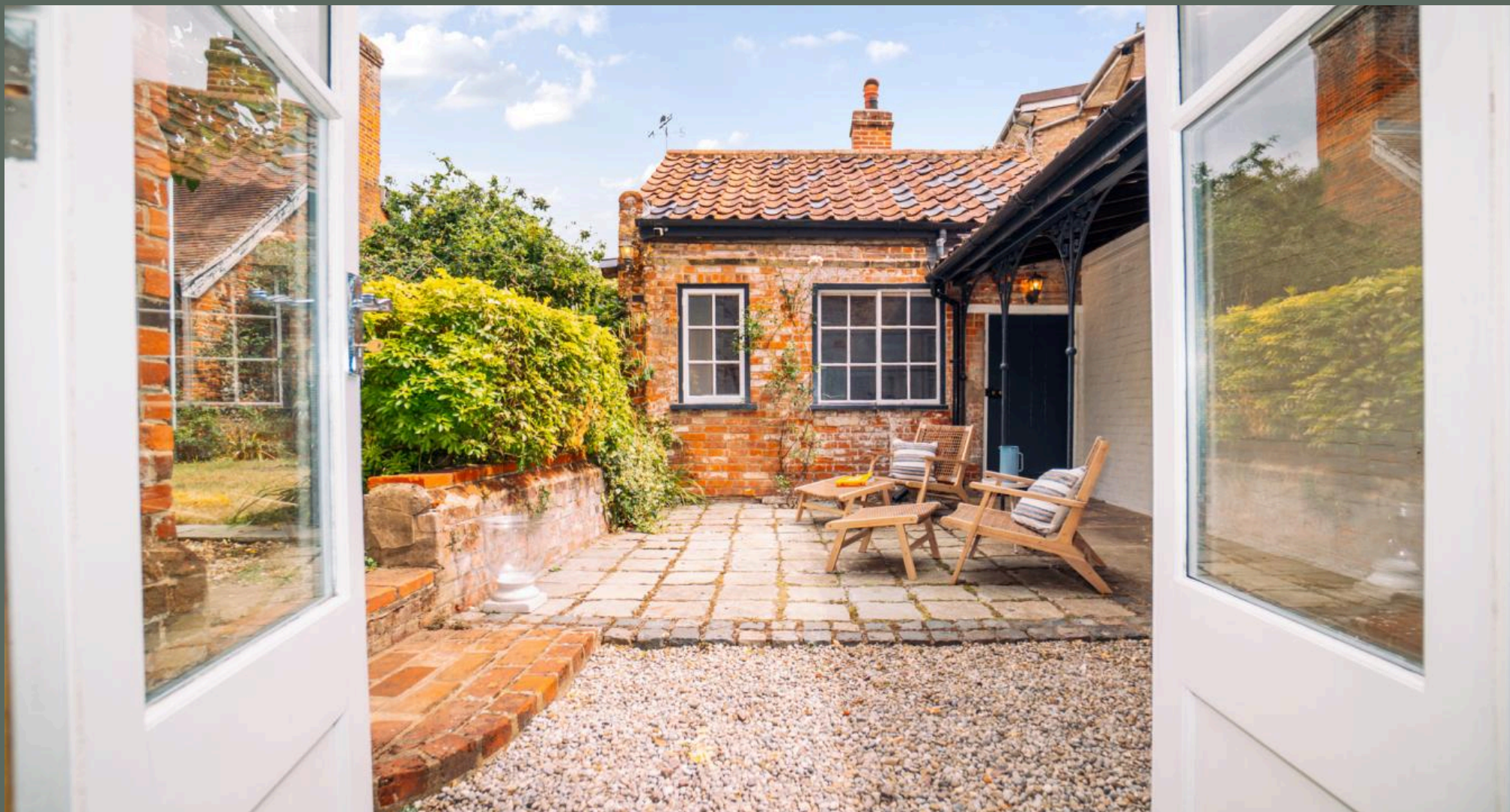
INTRODUCTION

A wondrous Georgianised townhouse with earlier roots, restored and with access to a glorious hidden garden, located in historic Bury St. Edmunds town centre.

Nestled on the corner of Guildhall Street and Churchgate Street, once a medieval processional way to the Benedictine abbey of Saint Edmund, stands this delightful Georgian fronted townhouse. The chamfered beams of the dining room and the vaulted safe in the cellar speak of a storied past, a building of high status during the 1400s, purportedly a toll tax office, and a silversmith in more recent years.

The location and history amplify the character of the living spaces. Windows to the rear reveal wonderful rooftop vistas towards the millennium tower of St. Edmundsbury Cathedral that soars up on the skyline, as the home practically aligns with the nave of St. James Church. A plenitude of well-preserved early 19th century period features include deep intricately decorated coving, large sash windows with working shutters and heavy marble fireplaces – two of which comfortably house large cast iron wood burning stoves. Elsewhere the home has been brought up-to-date with the introduction of two large bathroom suites fitted with walk-in showers, skylights, a utility cum cloakroom and a new lighting scheme. Today, the substantial five-bedroom accommodation extends across four storeys with impressive ceiling heights of up to 11ft (3.35m) while a beautiful veranda covered walkway connects a useful garden studio, ripe for conversion whether as an annexe, or work-from-home space. A lovely wrought iron gateway opens up to a truly unique feature: a beautiful private hidden garden with its dense canopy of mature specimen trees, part of the neighbouring Guildhall (the oldest civic building in the Britain) and for exclusive enjoyment of the homeowners. There is further separate street access for bicycle and bin storage while French doors from the kitchen lead to a charming terrace.

Conveniently located within the picturesque and vibrant historic Cathedral town centre of Bury St. Edmunds and situated in arguably one of the most desirable residential enclaves and conservation areas, the medieval Norman Grid. The hustle and bustle of Angel Hill, Abbeygate Street and the Market Square are a stone's throw away, as are the bars, restaurants and independent shopping boutiques. Excellent A14 access to Cambridge, London and beyond.



Ascending the home, each of the landing spaces provide picture-perfect views across rooftops with St. Edmundsbury Cathedral tower soaring up on the skyline.

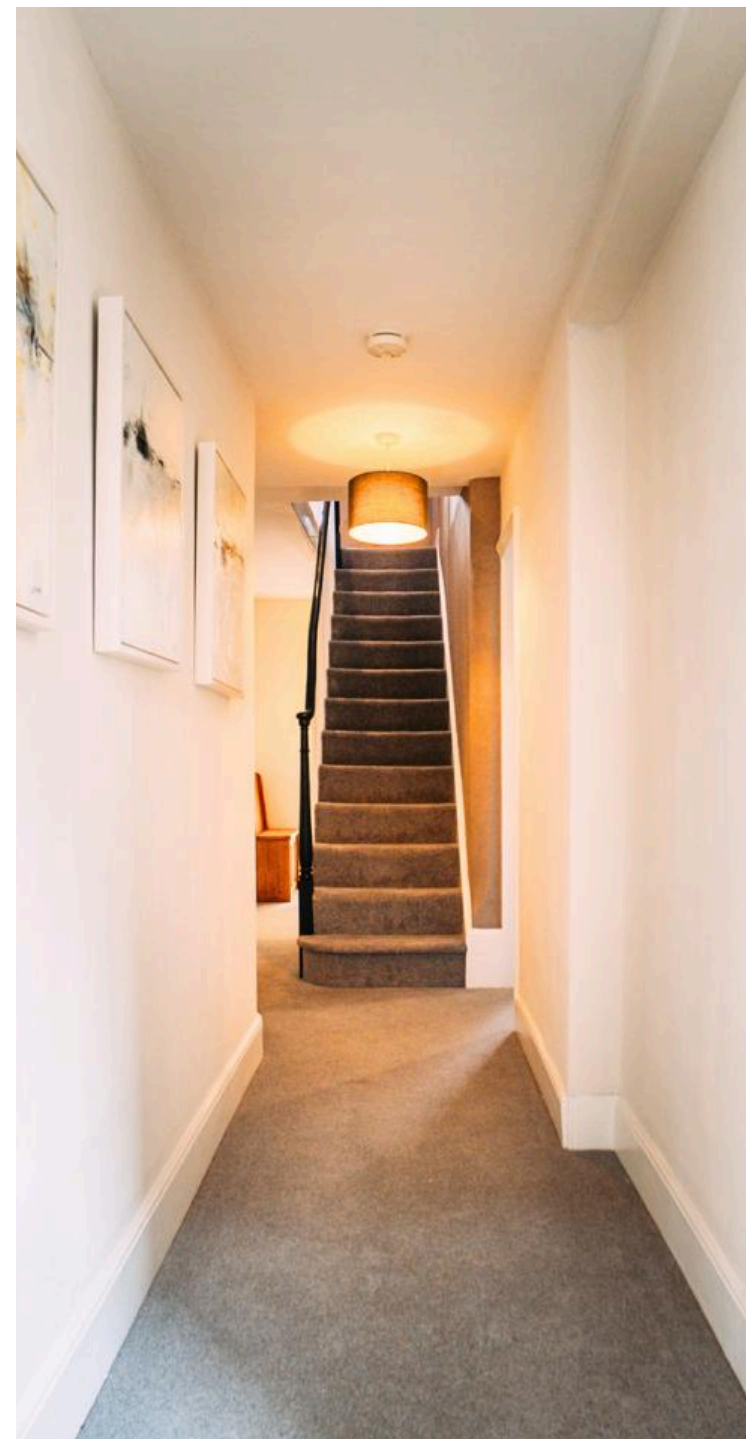
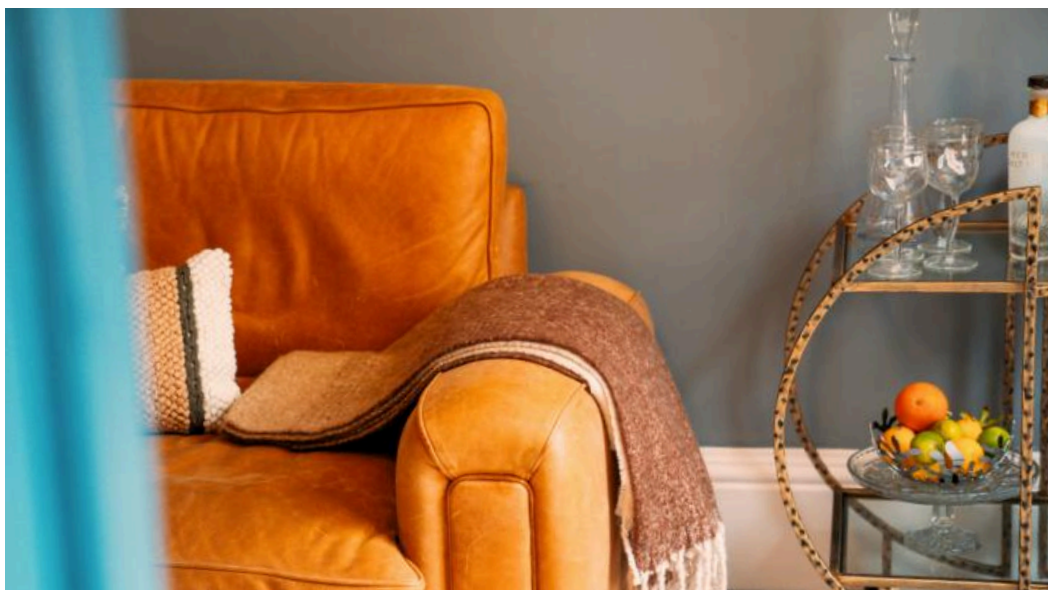
- James Sawyer, Director of Whatley Lane



DOWNSTAIRS

14 Guildhall Street is a home of much promise and delivers in spades. Awarded Grade II listed status due to its historical significance, the substantial and versatile accommodation extends across four floors and measures 2,658 sq ft (247 sq m), which will suit a broad range of buyers - all those seeking convenient market town centre living.

The ornate doorcase embellished by a pair of decorative consoles, panelled pilasters and a pediment opens into a reception hall that spans the entire length of the home to the charming rear courtyard garden beyond. The home was at some point divided into two separate halves with the tell-tale sign of the two varying heights and the symmetrical fenestration of its facade - one half crowned by a triangular pediment. The interiors tell a similar story. A grand sitting room with its high ceiling, substantial marble fireplace, distinctive decorative plaster cornice and frieze with egg-and-dart ornament and repetitive flower and leaf motif is typical Georgian, which contrasts nicely with the humble elegance and much earlier attractive timber ceiling in the dining room, likely these beams were repurposed from remnants of the nearby ancient abbey at some point in the 15th century. A large downstairs cloakroom provides a useful utility space and with floor to wall display shelving while a large sash window lets in natural light.





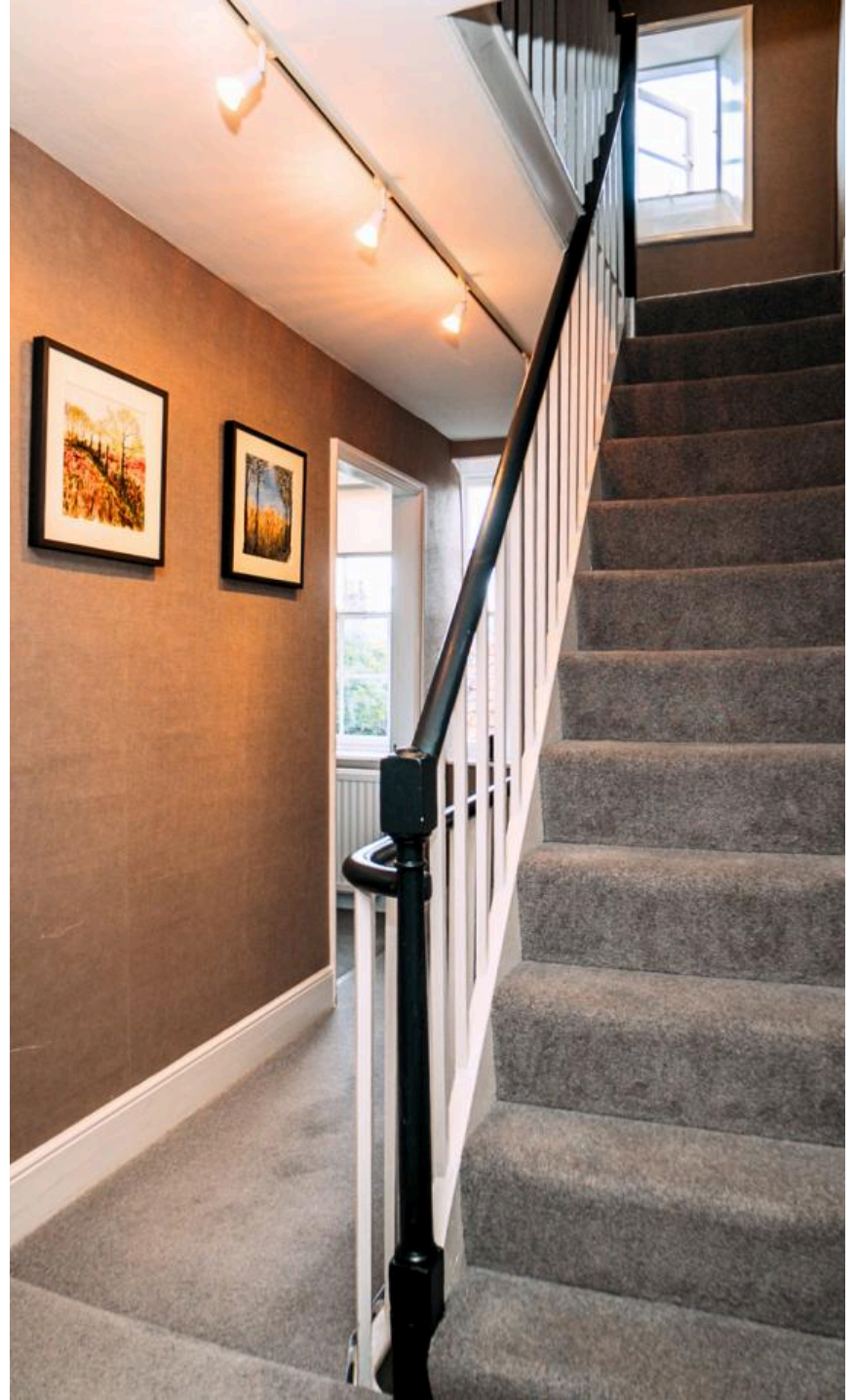


The farmhouse shaker style kitchen is fitted with solid wood worktops and cabinetry in a striking cyan hue, which includes a pantry and butler sink while French doors open up to the sun terrace. A beautiful veranda with decorative Edwardian ironwork provides a covered linkway to a large tiled detached garden studio with a conservatory that is ripe for conversion and lends itself to a myriad of uses whether the ultimate work-from-home space or gymnasium.

Enter the cellar, a capacious space divided into two cells with brick paved floors. Three glazed cellar wells let in natural light and there are a variety of storage nooks, including the former safe of a silversmith who operated from the property in the latter part of the 20th century.







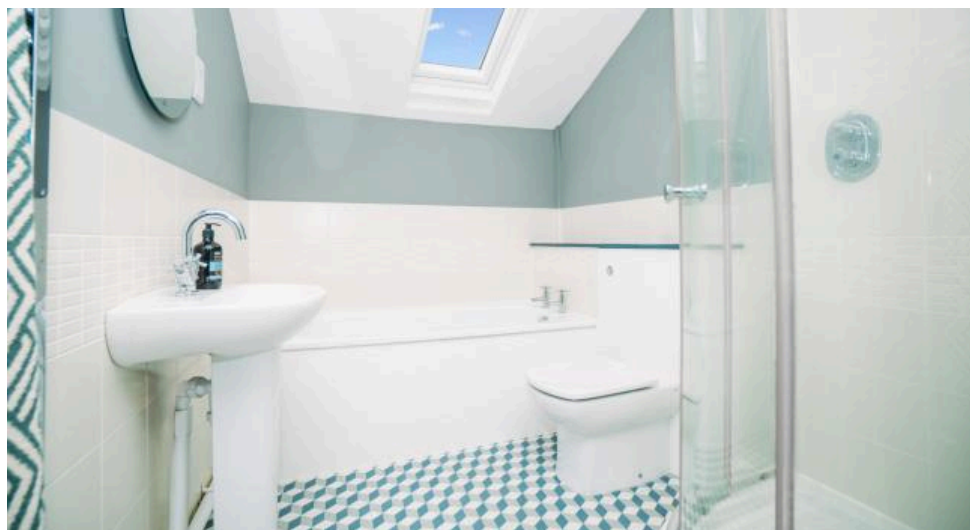


UPSTAIRS

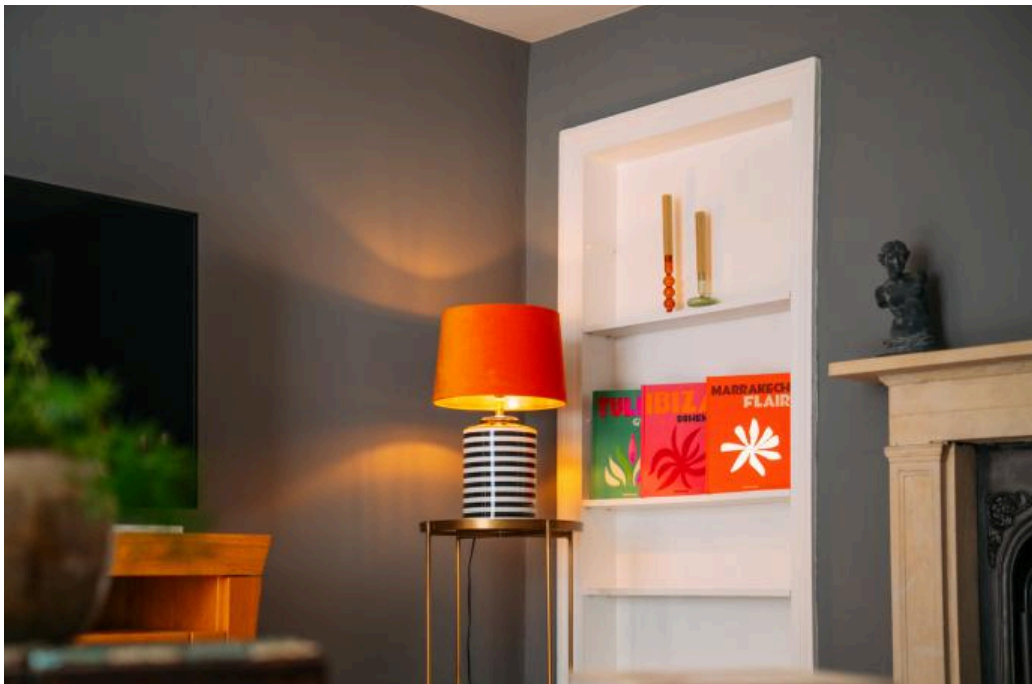
Beautiful and airy upper storey accommodation for five bedrooms or multiple other living arrangements.

In turning the stairs on both the first and second floor landing spaces, windows provide picture-perfect views of the Cathedral tower. The principal bedroom suite mimics the sitting room in ceiling height, plasterwork ornamentation and with its period marble fireplace with cast iron basket - Georgian symmetry at its best. The space benefits from fitted and built-in wardrobe storage. There is a large first floor sitting room (bedroom) fitted with a wood burning stove enjoys double aspect light and a view up Guildhall Street towards the Market Square, resultant of the unusual north splayed elevation. The fifth bedroom is currently setup as a study with views over the rooftops. A newly refurbished bathroom suite fitted with an extensive vanity unit, sumptuous freestanding bath and a large walk-in shower complements the large bedrooms.

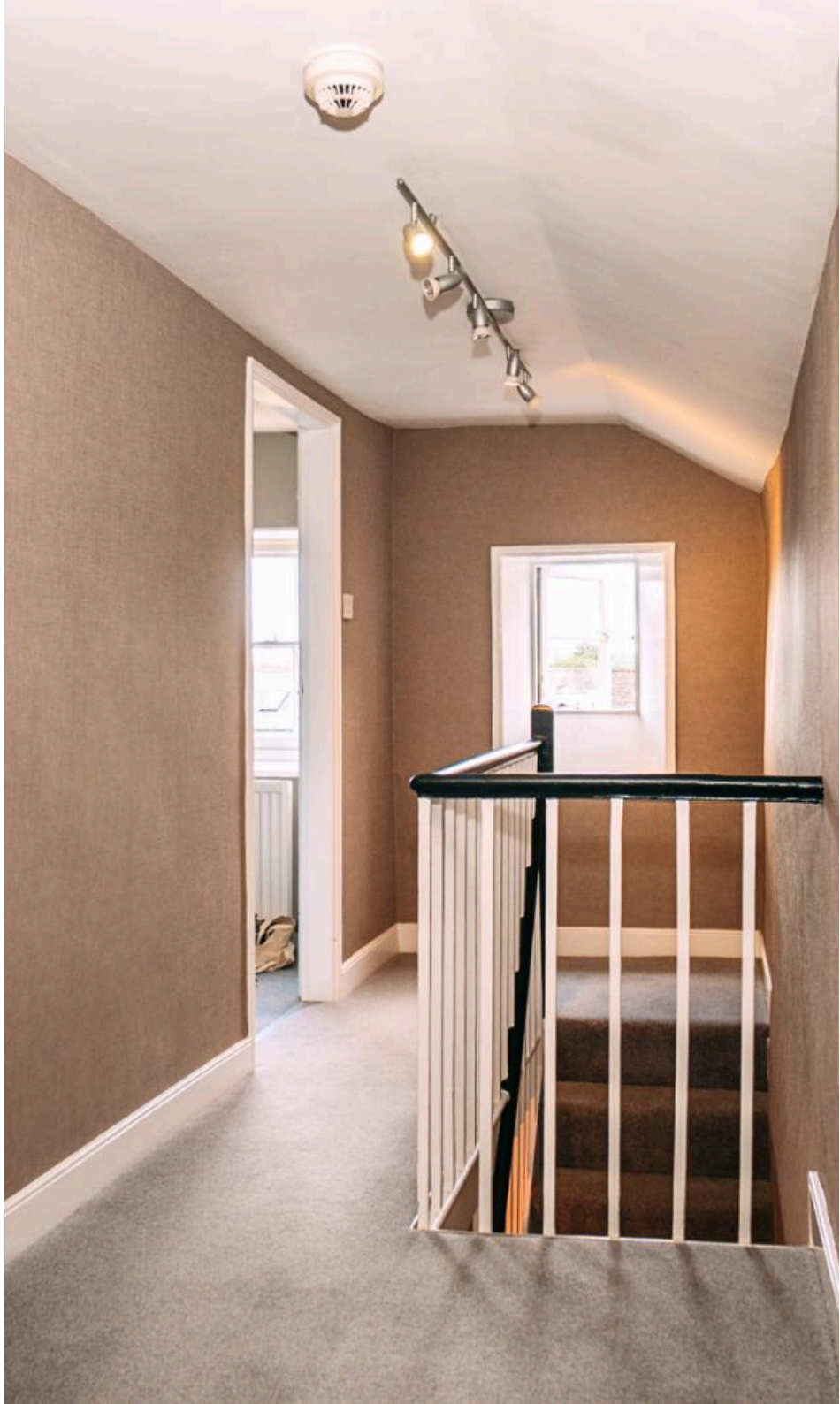
The second floor offers a further two bedrooms, one fitted with wardrobe storage, both served by a skylit bathroom suite with a walk-in shower enclosure.











FLOORPLAN



Approximate Gross Internal Area (GIA) | 247 sq m or 2,658 sq ft



THE GREAT OUTDOORS

Serene compartmentalised courtyard gardens are bound by an attractive brick and flint walls and a terrace framed by the attractive veranda. The pièce de résistance of the home is exclusive enjoyment of a private hidden garden, part of the neighbouring Guildhall (the oldest continually used civic building in Great Britain). This wonderful space can be accessed through tall wrought iron gates. There is also further useful separate street gated access to the property, ideal for bin or bicycle storage.



LOCATION



AGENT'S NOTES:

TENURE

The property is available For Sale FREEHOLD by Private Treaty with vacant possession upon completion.

LISTED DESIGNATION & CONSERVATION

The property is Grade II listed due to its architectural and historical significance and falls within the town centre Conservation Area.



SERVICES

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

LOCAL AUTHORITY

West Suffolk Council (01284 763 233)

Council Tax Band F - £3,155.92 per annum (April 2025 - March 2026)



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

- James Sawyer, Director of Whatley Lane

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