



DAVID
BURR

**The West Wing, The Deanery,
The Great Churchyard, Bury St. Edmunds, Suffolk.**

THE WEST WING, THE DEANERY, BURY ST. EDMUNDS, SUFFOLK. IP33 1RS

The Cathedral town of Bury St Edmunds lies in West Suffolk at the heart of East Anglia famous for its Benedictine Abbey. The town has extensive facilities and amenities to cater for all walks of life and has exceptional transport links. The A14 bypasses the town and links the Midlands with the East coast. London via the M11 is 60 miles. The railway station offers services to Cambridge, Norwich and Ipswich with connections for London. A commuter rail link is available at Stowmarket.

This is a rare opportunity to occupy the West Wing of the Deanery within the very shadow of the Cathedral and overlooking the Abbey Gardens. The property offers light, well-proportioned accommodation of considerable character and is further complemented by off-road parking and garden.

An exceptionally rare opportunity to occupy The West Wing of The Deanery within the heart of Bury St. Edmunds.

ENTRANCE HALL: A spacious inviting area with a 10ft high ceiling, deep skirting and a large area of fitted barrier matting. Staircase off and doors to:-

DRAWING ROOM: A stunning room with a 10ft high ceiling, ornate cornicing, picture rail, deep skirting, 6ft sash windows with seating below and a set of double doors. Useful storage cupboard and fireplace with inset coal effect gas fire, marble slips, hearth and moulded wood surround.

KITCHEN: A charming room with a wall of exposed red brick, a high ceiling, picture rail and large sash window overlooking the garden. There is an attractive wood block floor and an extensive range of matching units with thick wood worktops that incorporate a single drainer sink unit with vegetable drainer and mixer tap over. Integrated AEG dishwasher, Neff oven and hob with extractor fan over. Plumbing for washing machine.

CLOAKROOM: Fitted WC and wash hand basin.

First Floor

LANDING: A spacious area with lovely views over the Abbey Gardens and doors to:-

PRINCIPAL BEDROOM: Enjoying views over the Churchyard and finished with a high ceiling, deep skirting, picture rail and door to:-

ENSUITE: Fully tiled shower cubicle, heated towel rail, WC and wash hand basin.

BEDROOM 2: Enjoying views over the Abbey Gardens and finished with built-in shelving and wardrobe.

BATHROOM: Bath with fitted separate shower over and side screen. WC and wash hand basin.

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Outside

The property has an allocated **PARKING SPACE** and a designated area of garden with enough space for a table and chairs to dine/entertain Al-Fresco.

PRICE: £1800 per calendar month.

A holding deposit of one week's rent will be required to process an application for a tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover. Fees may be charged for late payment of rent, mislaid keys, etc.

SERVICES: Main water, drainage and electricity are connected. Gas fired heating. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: E - £2,670.40 – 2025/26.

EPC RATING: Awaiting report.

WHAT3WORDS: ///bridge.head.enveloped.

VIEWING: Strictly by prior appointment only through DAVID BURR Bury St. Edmunds 01284 725525.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

FLOORPLAN
TO BE
APPENDED

PHOTOGRAPHY
TO BE
APPENDED