



**Mustow House,
Bury St. Edmunds, Suffolk.**

DAVID
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MUSTOW HOUSE, MUSTOW STREET, BURY ST. EDMUNDS, SUFFOLK. IP33 1XL

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.

Occupying the right-hand side of this exceptional listed town house, Mustow House is situated in one of the most prominent town centre locations with OFF-ROAD PARKING. The property has a plethora of beautifully retained period features including tessellated floors, an ornate staircase and a number of fireplaces. With an accommodation schedule of approximately 4,000 sq.ft., the property is well suited to cater for a wide range of lifestyles while enabling one to enjoy all the benefits of town centre living.

Part of an exceptional town house steeped in a rich history, situated in one of the most prominent locations in the Bury St. Edmunds town centre with the added benefit of off-road parking.

RECEPTION HALL: One of the property's most striking rooms, whereupon entry one is immediately greeted by the Victorian tessellated floor the centre piece for which is home to an illustration of Ceres, the ancient Roman Goddess of agriculture. There is a prominent inset fireplace with stone surround and bressummer over now home to a substantial log burning stove. The central staircase is accessible via the reception hall and is undoubtedly one of the most important features of the property as it is understood that this was the original staircase to the house. The reception hall serves as access points for the principal rooms on the ground floor as well as the:-

STORE/STUDY: This room represents an ideal office space.

DRAWING ROOM: A beautiful panelled room with high ceilings, elegant cornicing and dual aspect sash windows to the front elevation. The focal point for the room is the inset fireplace with elegant period detailing and marble surround.

KITCHEN/BREAKFAST/DINING ROOM: Home to a Knights Country kitchen, with a combination of matching wall and base units with granite worksurfaces and integrated appliances including a Everhot cooker, ceramic butler sink inset with drainer and tap over and a fitted breakfast/coffee station. Steps lead up to an extension to the rear of the property which serves as the:

BOOT ROOM: Offering additional storage for freestanding white goods such as fridge/freezer, washing and dryer with a large **PANTRY** and door to the terrace abutting the rear of the property.

CLOAKROOM: Located off of the reception hall with white suite comprising WC and hand wash basin with ample space and hanging and storing coats. A door provides access to:

CELLAR: A versatile space capable of fulfilling a number of uses, currently used for storage. The cellar is divided into two distinct areas with a door concealing a small room at the end of such serving as an ideal space for a wine store, etc.

First Floor

LANDING: Staggered landing providing access to two defined areas on the first floor:-

SITTING ROOM/BEDROOM: A beautiful elegant room with exposed studwork, elegant cornicing and large sash windows to the front elevation of the property. A versatile space that could be a generous bedroom if so required

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but currently tastefully subdivided to be used as an informal entertaining area and a study.

PRINCIPAL BEDROOM: Accessed by a beautiful latch panel door, a substantial double bedroom flooded with natural light with a **BALCONY** at first floor level overlooking the street scene and a further large sash window. There is an ornamental fireplace and an archway which has been tastefully created in the corner of the room providing access to the:

DRESSING AREA: With hand wash basin and door leading back through to the Sitting Room.

BEDROOM 2: A generous double bedroom with sash window to rear elevation and door to:-

EN SUITE SHOWER ROOM: With white suite comprising WC, hand wash basin and shower with glass hinged door.

FAMILY BATHROOM: Luxuriously appointed with a white suite comprising WC, hand wash basin, panelled bath with 'Jack and Jill' access provided from the two landings.

SHOWER ROOM: Luxuriously appointed with Burlington hand wash basin and walk in shower with shoer head over and heated towel rail.

Second Floor

LANDING: With large storage cupboard and access to:-

BEDROOM 3: A substantial double bedroom with triple aspect sash windows to the front elevation and ample space for freestanding wardrobes and storage.

BEDROOM 4: A double bedroom with dual aspect windows to front elevation and ample space for freestanding storage.

BATHROOM: With white suite comprising WC, hand wash basin, panel bath with shower attachment and screen. Linen cupboard.

Outside

Mustow House has a prominent façade comprising the majority of the original house from which it was derived with a large elegant door and signage above the entrance.

To the rear the property enjoys a generous courtyard garden offering ample space for Alfresco dining and entertaining. There is a small area of artificial turf immediately abutting the rear of the property with a secure personnel gate leading to the rear **PARKING AREA** which provides space for parking 2 vehicles.

AGENTS NOTE

Please note that the property is Grade II Listed.

As is not uncommon with properties of this ilk, the property has a flying freehold.

CONSTRUCTION TYPE: Brick.

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

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: G - £3,477.32 – 2024.

BROADBAND SPEED: Up to 1000 Mbps (source Ofcom).

MOBILE COVERAGE: EE, Three, O2 and Vodafone – outdoor, likely (source Ofcom). **NOTE:** David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

WHAT3WORDS: ///amber.facelift.resting.

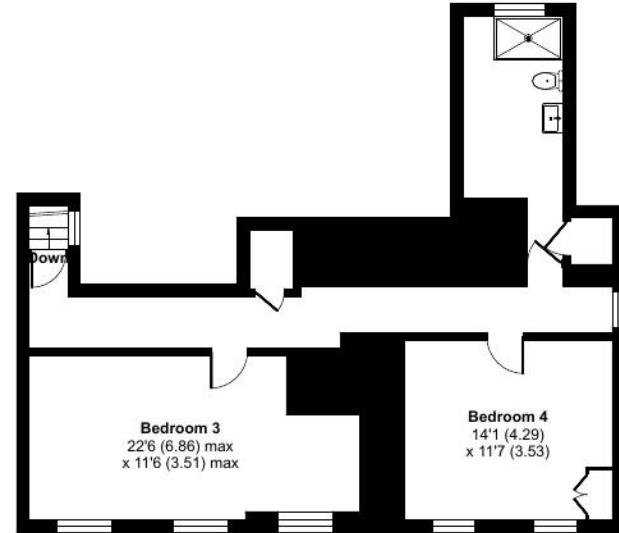
VIEWING: Strictly by prior appointment only through DAVID BURR Bury St. Edmunds 01284 725525.

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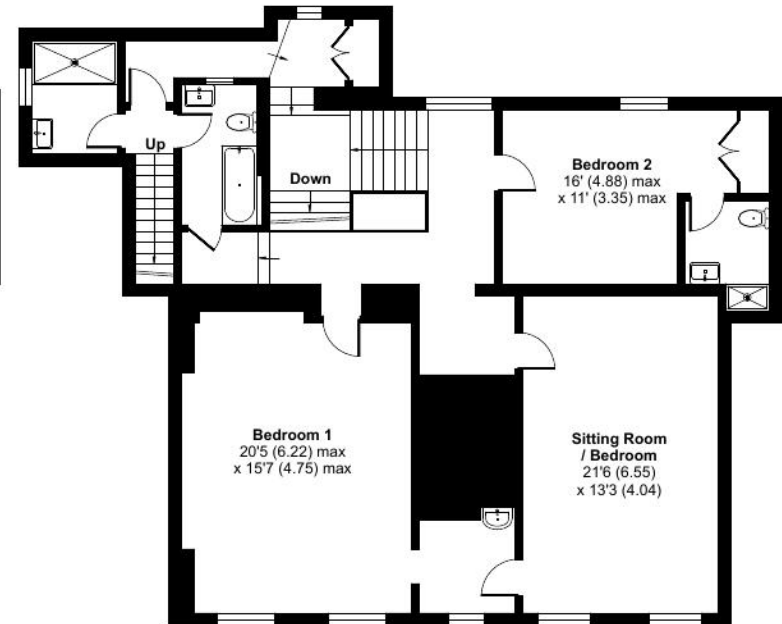
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Approximate Area = 4026 sq ft / 374 sq m

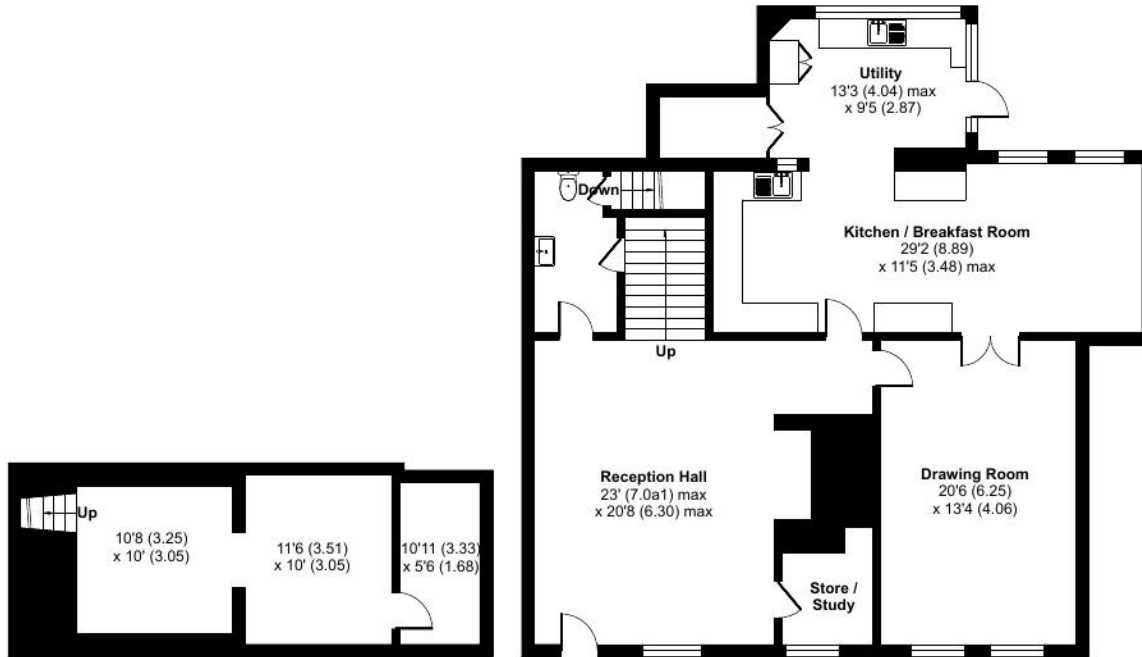
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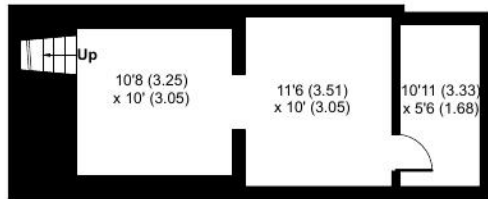
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



CELLAR



