



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

**DAVID
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GOLDSMITHS HOUSE, BURY ST. EDMUNDS, SUFFOLK. IP33 1HY

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 exceptionally well-presented Grade II Listed town house occupies a position well placed for town centre amenities including the railway station, schooling, leisure facilities, etc. The property offers considerable versatility and could be utilised to suit a range of different lifestyles with the added benefit of a walled garden and off-road parking.

A Grade II Listed town house with accommodation of considerable character, a walled garden and off-road parking.

DRAWING/DINING ROOM: An exceptional room with a high beamed ceiling and large bay window complete with window seat. Wood panelled walls, listed corner cabinets and an outstanding fireplace on a raised hearth with heavy oak bressummer above.

SITTING/BEDROOM: A versatile space with a sash window providing a view over the garden and currently utilised as a study. Exposed floorboards and pretty Victorian fireplace on a stone hearth. Door to:-

ENSUITE: With a large enamel bath and shower over. Mosaic tiled walls, WC and wash hand basin.

SNUG/HALL: A versatile area with a high beamed ceiling and double doors opening to terracing and the garden beyond. Staircase rising to first floor. Useful storage cupboards, part-wood panelled walls and fireplace with heavy oak bressummer and brick surround. Door to Cellar.

KITCHEN: Fitted with an extensive range of handmade solid wood units incorporating glass display cabinets, matching shelving and work-tops with butler sink and drainer to side. Beams, space for dishwasher and a door opening to the rear garden.

CELLAR: A useful dry space currently utilised as storage but providing potential for a variety of uses. Light and power connected.

First Floor

LANDING: A spacious space incorporating a **snug area** with exposed beams, leaded glass window and doors to:-

BEDROOM: A simply stunning room with a high vaulted ceiling, exposed beams and a view of the street scene below.

BEDROOM: A charming room with exposed beams.

BEDROOM: Currently utilised as a dressing room and incorporating built-in wardrobe.

BATHROOM: Bath with period style fittings and shower attachment. WC and wash hand basin with storage below.

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Second Floor

LANDING: With walk-in wardrobe and doors to:-

BEDROOM: Currently utilised as a sitting room with a high ceiling and exposed beams. Built-in wardrobes.

BEDROOM/HOBBY ROOM: Exposed beams.

Outside

A tarmacadam drive provides **OFF-ROAD PARKING** for a number of vehicles. The L shaped walled garden is one of the property's most attractive features and includes a brick and slate terrace designed with entertaining/dining Alfresco in mind.

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

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: E - £2,550.03 -2024/25.

EPC RATING: Not required.

BROADBAND SPEED: Up to 1800 Mbps (source Ofcom).

MOBILE COVERAGE: EE, Three, 02 and Vodafone – outdoors, likely (source Ofcom).

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WHAT3WORDS: ///reputable.rinse.activates.

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

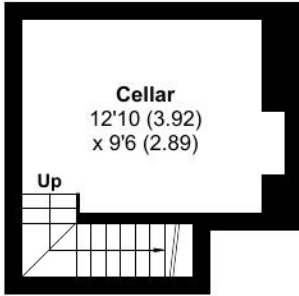
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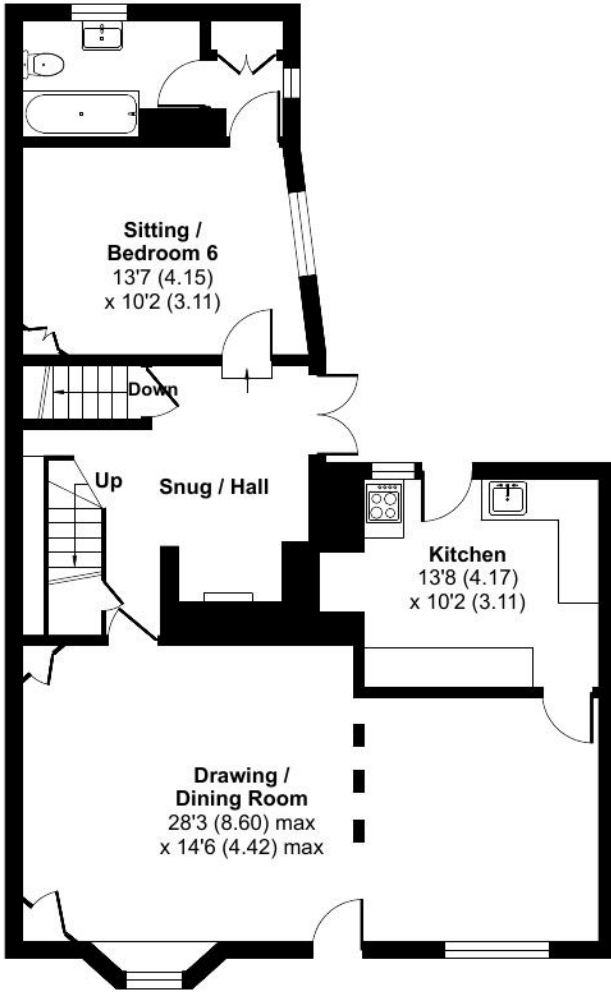
Northgate Street, Bury St. Edmunds, IP33

Approximate Area = 2227 sq ft / 206.8 sq m

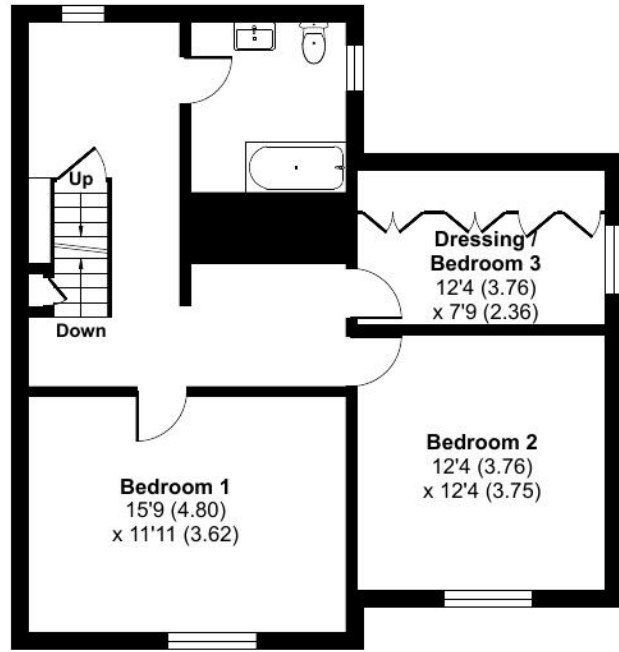
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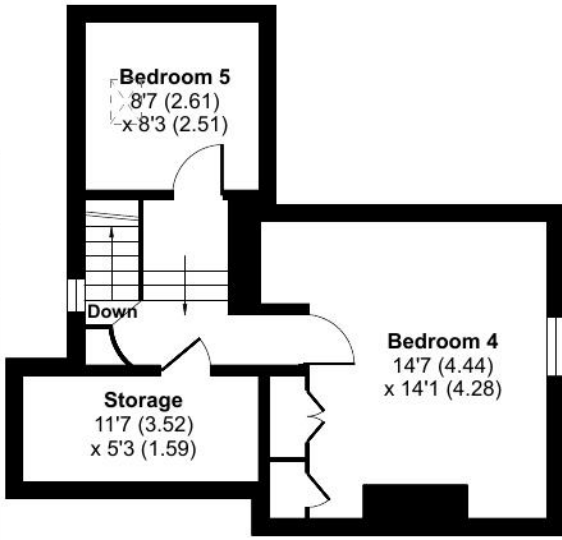
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

