



**Weavers Rest,  
Bury St. Edmunds, Suffolk.**

**DAVID  
BURR**







# WEAVERS REST, 80 SOUTHGATE STREET, BURY ST. EDMUNDS, SUFFOLK. IP33 2BJ

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 large Grade II\* Listed house offers extensive living space with the town centre amenities in one direction, parks at Nowton and Hardwick Heath in the other. In terms of accommodation, the house retains much of its original character (fireplaces, exposed beams, brickwork etc) and is further complimented by a large walled garden, off road parking and studio. **In all about 0.2 acres.**

## **A large Grade II\* Listed house with a large walled garden, studio and off-road parking. In all about 0.2 acres.**

**DRAWING ROOM:** 24'7" x 19'1" max (7.49m x 5.81m max). 2 sash windows, impressive inglenook fireplace with oak bressummer, exposed brick work and inset log burning stove on a brick hearth. Moulded timbers, useful storage cupboard and doors to:-

**DINING ROOM:** 16'3" x 13'2" into recess (4.95m x 4.01m into recess). A splendid room with moulded ceiling beams, inglenook fireplace with oak bressummer, exposed brickwork and brick hearth.

**SITTING ROOM:** 13'10" x 8'5" (4.21m x 2.56m). With pitch pine floorboards, exposed beams and 2 sash windows.

**STUDY HALL:** 15'4" max x 8'4" (4.67m max x 2.54m). Enjoying lovely views over the rear garden and fitted with 10ft long oak desk area complimented by matching shelving.

**AGA KITCHEN/BREAKFAST ROOM:** 19'10" x 17'3" > 11'7" (6.04m x 5.24m > 3.53m). With 2 sets of double doors leading to terracing and the garden beyond. Inglenook fireplace with oak bressummer, quarry tiled floor, feature timbers and fitted with worktops

and shelving. Electric **AGA**, conventional Siemens oven, plumbing for dishwasher and space for full height fridge freezer.

**UTILITY/BOOT ROOM:** 8' x 7'10" (2.43m x 2.38m). Quarry tiled floor, door to garden, Belfast sink, plumbing for washing machine and space for tumble dryer.

**CELLAR:** 12'7" x 7'6" (3.83m x 2.28m). A useful storage area with light and power connected.

**CLOAKROOM:** Tiled floor, fitted book shelving, WC and wash hand basin.

### **First floor**

**LANDING:** Exposed beams and opening to:-

**Inner Landing:** Access to loft storage space and doors to:-

**BEDROOM 1:** 25'10" x 15'10" (7.87m x 4.82m). A stunning room with exposed timbers and built-in wardrobes.

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**SHOWER ROOM:** Fully tiled shower cubicle and heated towel rail.

**BEDROOM 2: 12'2" x 11'1"** (3.7m x 3.37m). Exposed beams, walk in storage cupboard and view of the street scene below.

**BEDROOM 3: 13'5" x 10'1"** (4.08m x 3.07m). A light room with fitted book-shelving and lovely views over the rear garden.

**BEDROOM 4: 15'3" x 8'7"** (4.64m x 2.61m). Exposed beams.

**BEDROOM 5: 10' x 9'** (3.04m x 2.84m). Enjoying views over the rear garden. Walk in wardrobe/storage cupboard.

**FAMILY BATHROOM:** Double ended bath, WC and wash hand basin.

## Outside

To the rear of the property is a tarmacadam drive which provides ample **off-road parking** for 4 plus cars and in turns leads to:-

**CAR PORT:** Opening to the garden and a door to:-

**STUDIO: 18'5" x 8'8"** (5.61m x 2.64m). Formerly the garage and finished with large windows, wood flooring, desk area, fitted power points, telephone points and offering potential to be an office/gym etc.

The walled rear garden is one of the property's most attractive features and finished in an almost country garden style with central meandering paths bordered by large expanses of lawn and flower beds filled with colour and variety, established trees and brick and flint walls.

**In all about acres 0.2 (sts).**

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

## AGENTS NOTES

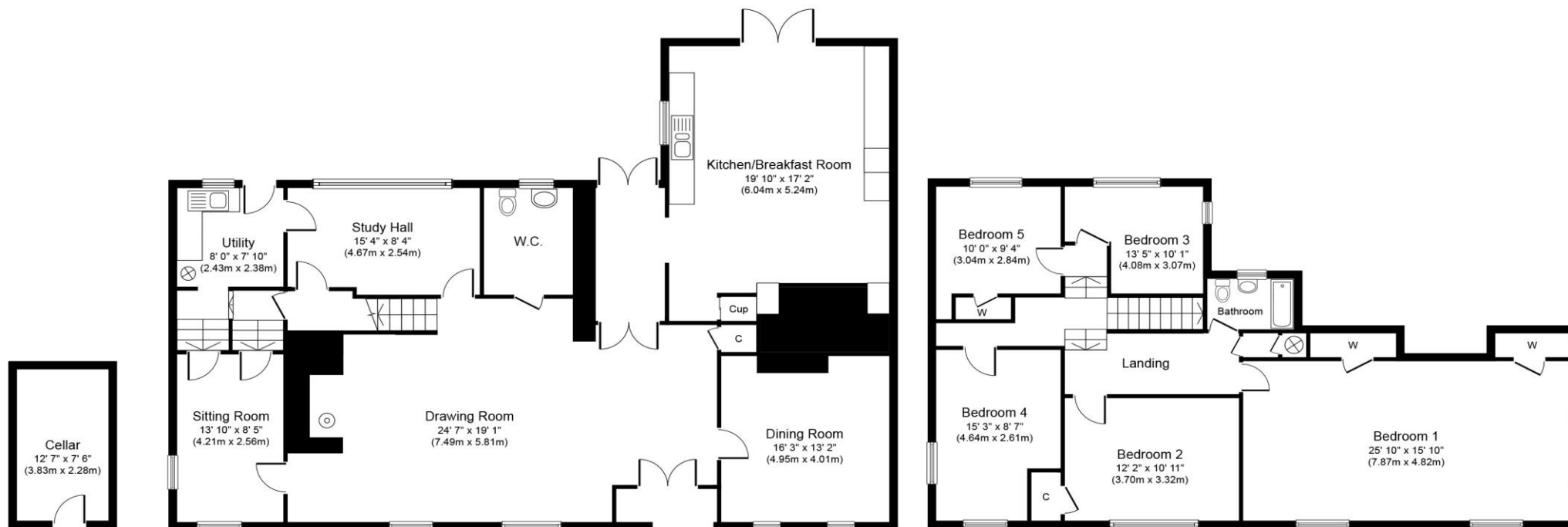
The property is Grade II\* listed.

**LOCAL AUTHORITY:** St. Edmundsbury Borough Council. Band F (£2,194 – 2023)

**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.

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**Cellar**  
**Approximate Floor Area**  
**89 sq. ft.**  
**(8.3 sq. m.)**

**Ground Floor**  
**Approximate Floor Area**  
**1,731 sq. ft.**  
**(160.8 sq. m.)**

**First Floor**  
**Approximate Floor Area**  
**1,029 sq. ft.**  
**(95.6 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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