



Swan House
St. Marys Square, Bury St. Edmunds, Suffolk.

DAVID
BURR



SWAN HOUSE, 5 ST. MARYS SQUARE, BURY ST. EDMUNDS, SUFFOLK. IP33 2AJ

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 substantial Grade II* Listed house lies within the conservation area and occupies an exceptional setting overlooking a small green within a most highly regarded area of the town. The extensive accommodation offers considerable versatility with a stunning first floor drawing room being of particular note. Further benefits include extensive off-road parking, garage/studio and a large sunny rear garden.

An exceptional town house with an elegant façade, large garden, garage/studio and extensive off-road parking.

DRAWING ROOM: 28'2" x 19'10" (8.58m x 6.04m). A simply stunning room with a 12ft high ceiling, large sash windows and a set of double doors with a fan light over opening to terracing and the garden beyond. Fireplace with marble surround, granite inset and hearth.

DINING ROOM: 19'3" x 15'2" (5.86m x 4.64m). A splendid room with high beamed ceiling, moulded timbers, picture rail, part wood panelled walls, wide oak floorboards, sash window and fireplace with heavy oak bressummer and attractive brickwork below. Useful storage cupboard.

SITTING ROOM: 17'1" x 13'1" (5.2m x 3.98m). An atmospheric room with wood panelled walls and 2 large sash windows which provide views over the green. Fireplace with ornate surround and slate hearth. **Walk-in Store: 8'7" x 6'1"** (2.61m x 1.85m). Linking with the drawing room.

Inner Hall: With pitch pine floorboards, staircase off and useful storage cupboards.

KITCHEN/BREAKFAST/LIVING ROOM: 27'7" x 19'7" narrowing to 18'3" (8.4m x 5.96m > 5.56m). At the rear of the house and cleverly designed to take full advantage of the lovely views over the garden. Double doors open on to decking with an exceptional addition built with an emphasis

on natural light and including 3 large sash windows and a glass atrium above. The kitchen area has been finished with an extensive range of solid wood units that includes a large central island complete with breakfast bar. Thick granite worktops incorporate the single drainer sink unit with vegetable drainer and mixer tap over. Purpose built wine storage, deep pan drawers and space/point for a large American style fridge/freezer. 4-ring hob. 2 integrated Neff ovens within a former fireplace.

UTILITY ROOM: 7' x 5'7" (2.13m x 1.7m). With useful built-in storage cupboards, thick granite worktop, plumbing for washing machine and space for tumble dryer.

CLOAKROOM: Fitted WC and wash hand basin with storage below.

CELLARAGE: About 15' x 12'4" plus 12'4" x 12' (4.57m x 3.75m plus 3.75m x 3.65m), linked by a curved passageway with a ceiling height of about 7ft and currently utilised as a wine store with light and power connected.

First floor

LANDING: Access to second floor, shelved linen cupboard and doors to:-

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DRAWING ROOM: 28'2" x 20'3" (8.58m x 6.17m). An elegant room with an 11'6" ceiling height and 3 large sash windows which in turn provide stunning views taking in rooftops in the foreground and countryside in the distance. Cornicing, deep skirting and a log burning stove set within a large marble fireplace and hearth.

PRINCIPAL SUITE: 17'10" x 13'8" (5.43m x 4.16m). With a high ceiling, fireplace and 2 sash windows with fitted seats and shutters all providing lovely views over the green. Door to:-

EN SUITE: Large fully tiled shower cubicle, heated towel rail, WC, Neptune wash hand basin with marble top and storage below.

BEDROOM: 15'5" x 13' plus large recess (4.69m x 3.96m). Currently utilised as a dressing room and accessed off the landing or from the main ensuite.

BEDROOM: 16'4" x 8' (4.97m x 2.43m). A charming room with beams, built-in wardrobes and ideally placed for:-

BATHROOM: With views over the garden, double ended roll top bath with period fittings and shower attachment. Heated towel rail, WC and wash hand basin. (opposite the main bedroom).

Second Floor

BEDROOM: 18'4" x 13'7" (5.58m x 4.14m). With a lovely view over the green below. Wood panelled walls, fireplace (presently sealed) and built-in wardrobe.

BEDROOM: 15'7" x 15'4" (4.74m x 4.67m). Overlooking the green below. Fireplace (currently sealed).

FAMILY BATHROOM: A spacious room with a large double shower cubicle, bath with period style fittings and shower attachment. Heated towel rail, WC and wash hand basin.

BEDROOM: 16'10" x 15' max L' shape (5.13m x 4.57m). Accessed from its own staircase if required and well placed for the:-

SHOWER ROOM: Large fully tiled shower cubicle, heated towel rail, WC and wash hand basin.

Outside

The elegant façade of the house has the benefit of mirrored one-way glass at ground level which provides privacy within the house whilst retaining the lovely view over the green.

To the rear of the property are a set of double gates opening to a long sweeping gravel drive which provides extensive parking for a number of vehicles.

GARAGE/STUDIO: 16' x 10' (4.9m x 3.04m). Formerly a garage now plastered, decorated and finished as a studio with lighting, a set of double doors and cloakroom with WC and wash hand basin.

There is also space for additional CARTLODGE/GARAGING etc (subject to obtaining the necessary planning consents).

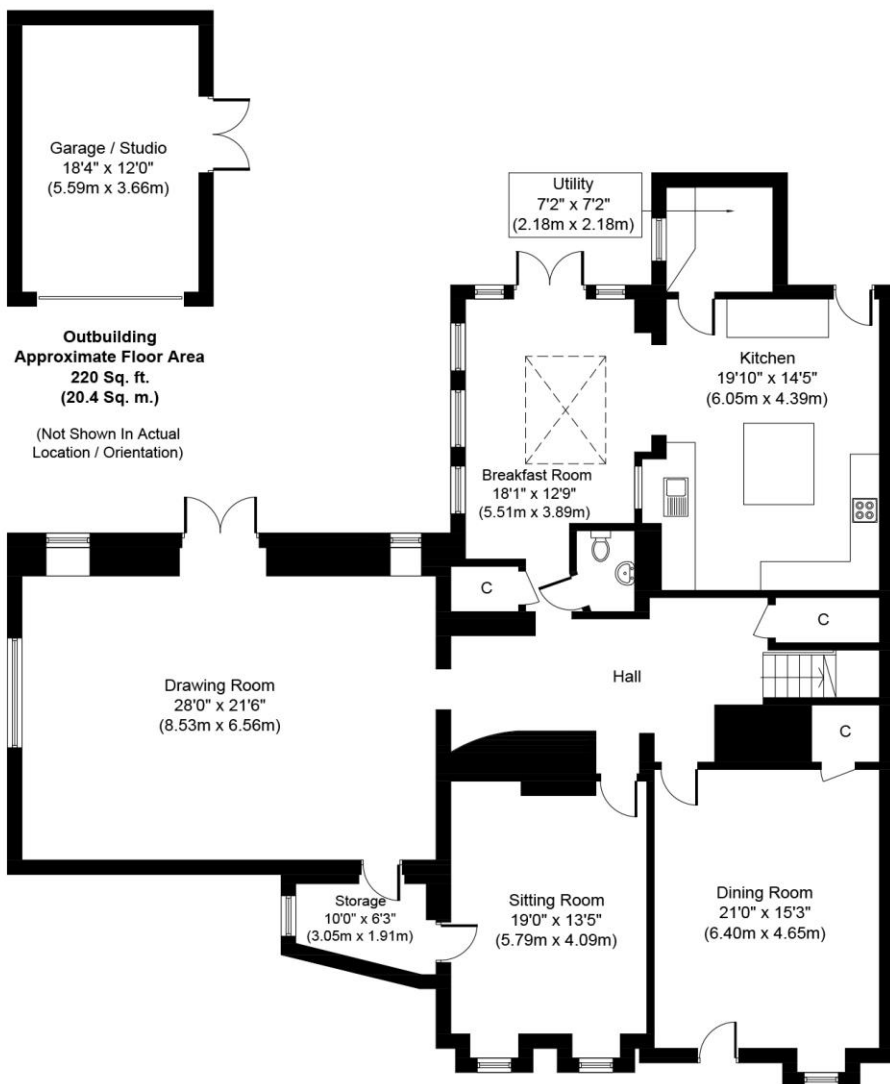
The large mainly walled garden, is one of the property's most attractive features, sunny, established and private with well placed areas of decking and terracing designed with entertaining/dining Alfresco in mind, there is a large open expanse of lawn all complimented by established trees and lighting.

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

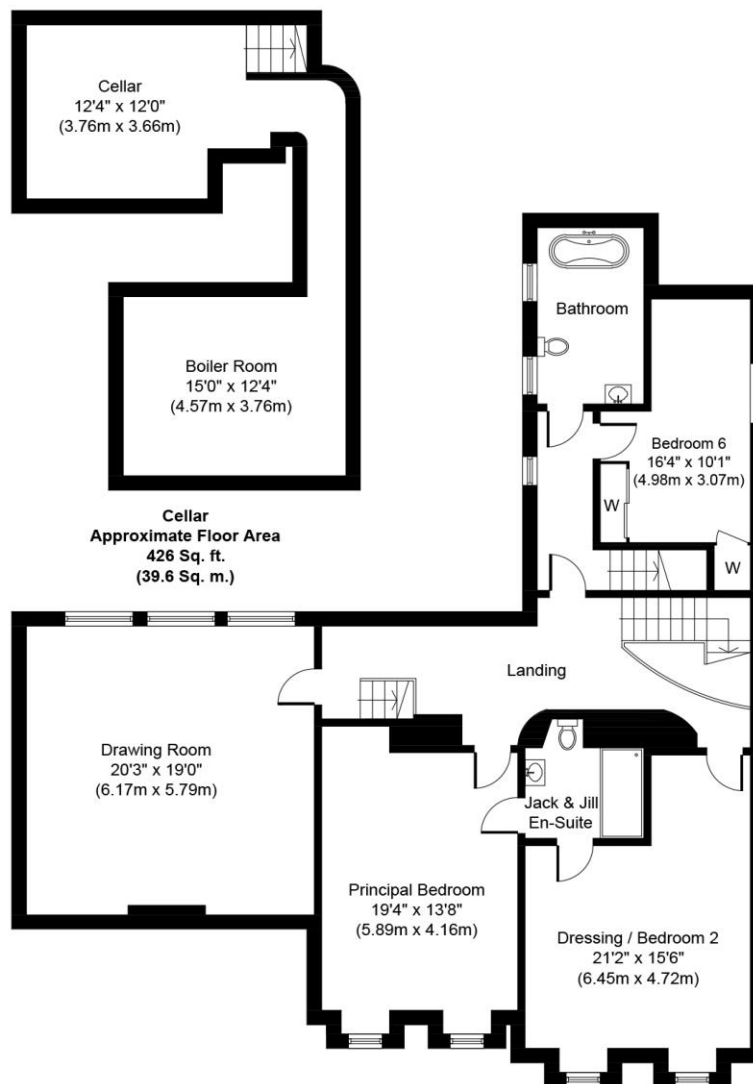
LOCAL AUTHORITY: St. Edmundsbury Borough Council: 01284 763233. Council Tax Band: H - £3038 – 2023.

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

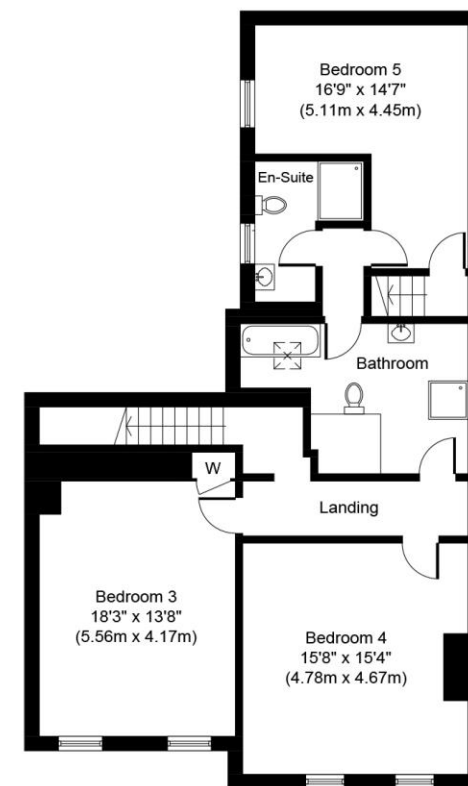
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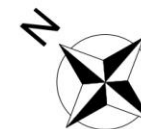
Ground Floor
Approximate Floor Area
2245 Sq. ft.
(208.6 Sq. m.)



First Floor
Approximate Floor Area
1592 Sq. ft.
(147.9 Sq. m.)



Second Floor
Approximate Floor Area
1083 Sq. ft.
(100.6 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.

