



DAVID  
BURR

Northgate House,  
Bury St. Edmunds, Suffolk.



# Northgate House, Bury St. Edmunds, Suffolk.

A Grade I Listed town house widely regarded as one of the finest in East Anglia.

Train station - 0.5 miles - Stanstead Airport - 50 minute drive, Cambridge - 30 minute drive.

- Elegant 3 storey red brick façade laid in English bond with stone rusticated quoins.
- 3 storey recessed gabled centre with stone dressed small paned venetian window and Ionic pilasters.
- 12 pane sash windows with clustered pilasters, a triglyph frieze with enriched metopes and cornice.
- Extensively refurbished using materials sympathetic to the original period.
- **In all about 0.58 acres.**
- 5 receptions and music room.
- Stunning hand built kitchen/breakfast/living room.
- Utility room and 2 cloakrooms.
- 34ft second floor hobby rooms.
- Extensive cellarage with original worn stone steps.
- Ample parking and outstanding walled garden.
- Part of the property can be utilised as a self contained flat for staff/relative/letting etc.



## LOCATION

Northgate House is located in the heart of the town and ideally placed for amenities, the famous Abbey gardens and a train station. Bury St. Edmunds is located on the A14 trunk road with quick access to Cambridge (approximately 30 minutes), London (approximately 90 minutes), Stanstead Airport (about 50 minutes).

## THE PROPERTY

Northgate House is thought to have 16<sup>th</sup> Century origins and in the early 18<sup>th</sup> Century encased in attractive red brick laid in English bond which in turn provides for a stunning exterior. The current owners have carried out a meticulous programme of restoration/improvement throughout their tenure and have created an exceptional home that retains much of its original character whilst offering practical versatile living space to suit modern life.

Northgate House is a prominent property within the town and enjoys a rich history, one time occupied by Mrs Jorisch, better known as the mid-20<sup>th</sup> Century novelist Nora Lofts. The property comes with ample off-road parking and an exceptional west facing walled garden that has been cleverly designed with entertaining/dining Alfresco in mind.

In all about 0.58 acres.

**POSTCODE:** IP33 1HQ

**LOCAL AUTHORITY:** St. Edmundsbury Borough Council - 01284 763233.

**COUNCIL TAX BAND:** H - £3038 - 2023.

**TENURE:** Freehold.

**EPC:** Exempt.

## AGENTS NOTES

The property is Grade I Listed.



An impressive deeply recessed 3 storey entrance porch with large double doors opening to:-

**ENTRANCE HALL:** Doors leading to:-

**DRAWING ROOM:** A stunning room with an ornate moulded ceiling, deep moulded cornicing, fireplace with exposed brickwork and moulded wood surround. Two 8ft high sash windows provide lovely views over the garden with double doors opening on to terracing.

**MORNING ROOM:** A versatile space that could be a formal dining room/games room, etc. taking advantage of the morning sunshine through large sash windows with folding wooden shutters. Fireplace with ornate moulded surround, inset Georgian grate and marble slips.

**INNER HALL:** View over the garden, useful storage cupboard, elegant staircase rising to first floor, wood panelled walls and two large openings linking to:-

**MUSIC ROOM:** Sash window with wooden shutters, wood panelled walls and fireplace.

**DINING HALL:** An elegant room full of character with arched sash windows providing lovely views over the garden. Full height double doors open on to terracing. Cornicing, marble tiled floor and Georgian fireplace with marble slips and ornate moulded surround.

**INNER HALL:** Tiled floor, useful storage cupboards, staircase to first floor and doors to:-

**FAMILY ROOM:** Ideally placed just off the kitchen and used as a day room with a log burning stove on a tiled hearth. Two sash windows, built in storage cupboards, shelving and boot storage.

**SITTING ROOM:** A versatile space with a view over the garden through the two large sash windows. Wood panelled windows, fireplace with inset Georgian grate.

**KITCHEN/BREAKFAST/LIVING ROOM:** An exceptional room at the heart of the house with a 10'6" ceiling height, exposed beams and three large sash windows. Luxuriously fitted kitchen, hand built to incorporate an extensive range of units, glass display cabinets, display shelving, mini bar area and finished with an extensive range of high quality appliances. Walk-in pantry cupboard.

**UTILITY ROOM:** Attractive tiled floor, plumbing for washing machines, space for tumble dryer, fitted with a range of matching units and worktops incorporating a Butler sink and mixer tap over.

**CLOAKROOM (2):** Fitted WC and wash hand basin with storage below.

**CLOAKS ROOM:** Attractive tiled floor, shelving and extensive built in storage cupboards with pull out handbag drawers, coats hanging rail and a door to:-

**CLOAKROOM 1:** High level WC and wash hand basin.

**CELLARAGE:** A vast space divided into 6 distinct areas with brick floors, good ceiling height, light and power connected.

### First floor

**PRINCIPAL SUITE:** 11ft ceiling height, cornicing, wood panelled walls and two sash windows providing lovely views over the garden. Pretty fireplace with marble slips, hearth and moulded wood surround. Door to:-

**DRESSING ROOM/BED 2:** Also accessed from the landing, wood panelled walls, cornicing, sash windows and fitted with an extensive range of bedroom furniture including full height wardrobes, shelving, seating areas etc.

**ENSUITE:** With space for a bath/shower if required but currently fitted with WC and wash hand basin with storage below. Fireplace with wood mantel over.

**SHOWER ROOM:** Luxuriously fitted with a 6ft wide walk in shower area, high level WC and 'His and Hers' wash hand basins with storage below and fitted mirrors over. Wood panelled walls, cornicing and fireplace with marble surround and hearth.

**BEDROOM 3:** Built in wardrobe, fireplace, wash hand basin and double doors opening to:-

**ENSUITE:** Fully tiled shower cubicle, heated towel rail and WC

**BEDROOM 4:** Sash window, wood panelled walls, fireplace with marble slips and hearth.

**BEDROOM 5:** Sash window, picture rail and built in wardrobe.

**BEDROOM 6:** Large sash windows provide lovely views over the rear garden. Wood panelled walls, built in wardrobes and pretty Georgian fireplace.

**BEDROOM 7:** A particularly charming room with a stunning 8ft high Venetian window. Cornicing, wood panelling, pretty Georgian fireplace with marble hearth and mirror over. This room has been used as a second dressing room and is currently fitted with an extensive range of hand-built wardrobes, cupboards etc.

**BATHROOM:** With views over the garden, oak wood flooring, roll top bath with period style fittings and shower attachment, high level WC and wash hand basin with storage below and fireplace.

*The following rooms form a natural continuation to the house or can be utilised as a separate apartment for guests/staff/short-term tenancy etc:*

**BEDROOM 8/SITTING ROOM:** A light room with three sash windows and pretty fireplace.

**KITCHENETTE:** With space for fridge/freezer, fitted storage cupboards, worktop and inset sink unit with mixer tap over.

**SHOWER ROOM:** With a large fully tiled shower cubicle, heated towel rail and wash hand basin.

**CLOAKROOM:** Fitted WC and wash hand basin.

### Second Floor

**LANDING:** Doors to:-

**HOBBY ROOMS:** These rooms offer potential for a variety of uses and are further complimented by storage beyond.

### Outside

There is **OFF ROAD PARKING** and to the rear the walled west-facing garden is one of the most attractive features of the property, not only generous in size but taking full advantage of the afternoon/evening sun with large terraces running the full width of the house and large expanses of lawn bordered by established trees, shrubs, box hedging creating an almost park like setting in a town centre location

**In all about 0.58 acres.**

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

**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 whatsoever 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.

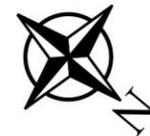
**Viewing:** Strictly by prior appointment through David Burr 01284 725525.









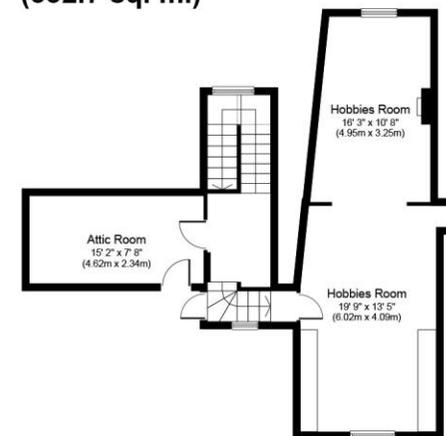


**Cellar**  
**Approximate Floor Area**  
**1,217 sq. ft.**  
**(113.1 sq. m.)**

**First Floor**  
**Approximate Floor Area**  
**3,581 sq. ft.**  
**(332.7 sq. m.)**



**Ground Floor**  
**Approximate Floor Area**  
**3,718 sq. ft.**  
**(345.4 sq. m.)**



**Second Floor**  
**Approximate Floor Area**  
**630 sq. ft.**  
**(58.5 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.



