



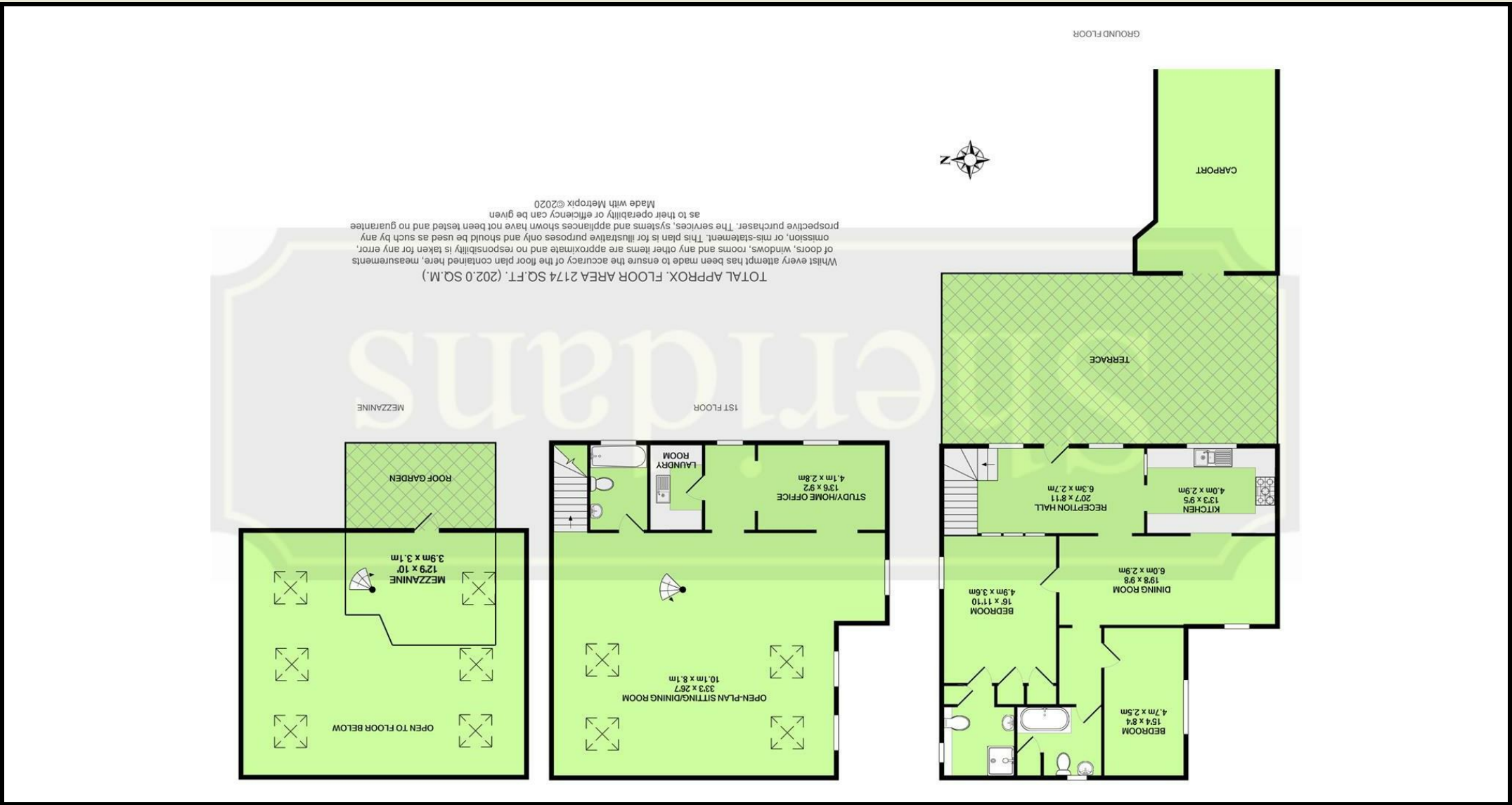
Garland Street, Bury St. Edmunds



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Sheridans Estate Agents

These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.



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Garland Street, Bury St. Edmunds IP33 1EZ

Guide Price £600,000

A unique detached property occupying a desirable town centre position having undergone a skilled and extensive restoration in 2005 creating a wonderful contemporary home which also has the potential to be re-configured according to your own lifestyle. It has a beautifully light and airy ambience due to the higher than average ceilings on the ground floor as well as the fabulous vaulted ceilings on the first floor.

Expanses of stripped pine wood floors with underfloor heating run the entirety of the first floor and revamped factory windows hark back to its industrial roots. Of particular note is the spacious ground floor bedroom accommodation with fitted closet and wardrobes; magnificent open-plan vaulted principal living space, engineering dramatic areas of volume and awash with natural light; an inspiring mezzanine study space and roof terrace with spectacular 360 degree rooftop views with potential to elongate further, if required. There is scope to convert the studio space into a third bedroom, making use of the first floor bathroom, in addition to existing plumbing and counter level electrics to re-instate a kitchen.

Outside

A considerable asset is the large low-maintenance courtyard garden area and private gated arched driveway via Garland Street which enables off-street parking comfortably for up to three cars. There is a vast structural canopy and with its west-facing orientation makes for a bohemian outdoor dining space behind which is a useful store. Dual pedestrian access via Well Street to the rear of the property.

Location

The property is perfectly situated in a quiet area only 2 minutes walk from the historic town centre. It is close to the floral Abbey gardens well-regarded schools and sports facilities, and uniquely independent shops (as well as well known high street stores, and including a Waitrose supermarket just a short walk away), and the beautiful parks, cinemas, theatres and restaurants for which the town is famously known as the 'jewel in the crown of Suffolk'. The house is close to everything that gives Bury its distinct reputation for bringing together the best of old and new, with its rich history and its broad range of venues for dining, shopping and relaxing. These include an impressive fresh produce market every Wednesday and Saturday and the famous burgeoning Christmas market which features artisans, world cuisine stalls, Victorian funfair attractions and a carol service. The town is renowned for its beautiful Cathedral and it's impressive medieval ruins, all just a short stroll down from the colourful boutiques and cafe culture of the town centre. ey Gardens

It is easy to see why people want to settle in Bury and make it their home. This property is close to the excellent rail and road networks which make London and Cambridge easily commutable, along with giving access to the fine range of town, country and coastal destinations of East Anglia. Additionally. for international destinations, Stansted Airport is only about an hour's door-to-door journey from the house.

Directions

From the town centre (on foot) leave the Market Square, proceed down the lane with Starbucks on the right. Follow round to the right

- Stunning detached period loft style conversion
- Three/four bedrooms
- Fabulous open plan living space on the first floor
- Modern fully fitted kitchen
- Three bathrooms
- Large breakfast room
- Lofty mezzanine area opening out to roof terrace
- Roof terrace and expansive partially covered west facing courtyard garden
- Exclusive gated parking for two cars
- No onward chain

entering Brentgovel Street with Marks & Spencer rear access to the right, turn left into Garland Street where New Bakery Loft is 20 metres on the left.

Council tax

All mains services connected. Council tax band E.

