

Approx  
1800 sqft (s.ts)  
Spacious Town House



Southgate Street, Bury St. Edmunds

Sheridans







# Southgate Street, Bury St. Edmunds IP33 2AF

Guide Price £495,000

Approximately 1800 square feet (subject to survey).

Historic Grade II listed spacious 3/4 bedroomed town house retaining a wealth of original features with private walled gardens.

Reputed to origins in part dating back to the 13th century and extended and altered over the centuries, 12 Southgate Street is a charming town house of enormous personality and charm, displaying a wealth of features including many exposed beams, wooden flooring and period fireplaces. Used as a sweet shop in the 19th century, the house provides a deceptive level of much improved and updated accommodation including modern kitchen and bathrooms and currently in brief comprises of; a fabulous old entrance door opening to the entrance hall, with exposed wall and ceiling timbers and stairs off to first floor and down to the cellar, providing excellent storage space with power and lighting.

The dining room is an ideal reception for entertaining with fireplace and two front aspect windows, while the sitting room features a red brick fireplace with arch and herringbone brick hearth, with windows to the entrance hall and rear overlooking the garden.

The inner hall leads to the well-equipped kitchen, fitted with an extensive range of modern units providing plenty of drawer and cupboard space, complemented by integrated appliances, exposed beams and door to gardens and French doors leading through to the fabulous Heritage conservatory, creating a wonderfully light and airy space to enjoy views of the gardens and with French doors to side.

On the first floor is a landing with stairs to the second floor and

doors to the principal bedroom with dressing room and stylish re-fitted en-suite shower. The second bedroom boasts an original cast iron fireplace and window to the rear, while the large family bathroom includes a paneled bath, sink, and WC, with a window to the rear.

## Accommodation continued

On the second floor is a further spacious bedroom (formally two bedrooms and could easily be returned to form a fourth bedroom) with plenty of eaves cupboard space and window affording far reaching view

## Outside

The property features a delightful, totally secluded brick and flint-walled garden with decking, providing a serene and private setting.

## Location

The house is situated within easy reach of the town centre and the excellent range of schooling, shopping, recreational and cultural facilities historic Bury St Edmunds has to offer. Bury St Edmunds is a picturesque, thriving market town which brings together the old and the new. The town boasts a great collection of venues for eating, drinking, shopping, and relaxing, making it a great place to live, work, visit and study. The market town, with its impressive produce market every Wednesday and Saturday, is nestled in the heart of Suffolk. It is known for the Abbey Gardens, a ruined abbey right in the town centre. Bury St Edmunds is a very popular destination for locals and tourists to the area. Visit the old side of the town to see the Cathedral in all its glory, the medieval quarter of the town and the Abbey Gardens itself, or browse the newer side of the town to discover its large assortment of shops, restaurants and entertainment centres.

- Entrance hall
- Sitting room
- Dining room
- Cellar
- Modern well-equipped kitchen
- Heritage conservatory
- Three bedrooms (potential fourth if desired)
- Dressing room, en-suite shower, family bathroom
- Private walled gardens
- Excellent town centre location

## Directions

When travelling down Southgate Street from the town centre and St Mary's Square, the house will be found on the left-hand side.

## Services

All mains services are connected. Council tax band D. Grade II Listed.





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.

#### Sheridans Estate Agents

**Bury St. Edmunds Office**  
19 Langton Place,  
Bury St Edmunds, IP33 1NE  
Tel: 01284 700 018

**Registered office:** Sheridans Limited, 19 Langton Place, Bury St Edmunds, IP33 1NE

**Knightsbridge London Office**  
45 Pont Street,  
London, SW1X 0BD  
Tel: 020 7629 9966

**Registered in England No.** 04461290  
**VAT Number:** 794 915 378



**Sheridans**

**Web:** [www.sheridans.ltd.uk](http://www.sheridans.ltd.uk) **Email:** [info@sheridans.ltd.uk](mailto:info@sheridans.ltd.uk)