



Brentgovel Street, Bury St. Edmunds

Sheridans



Brentgovel Street, Bury St. Edmunds IP33 1EB

Guide Price £499,000

An elegant 19th century property with planning permission granted to convert into a 4 storey town house, situated within a "stones throw" of Bury St Edmunds historic town centre.

Available for the first time as a residential premise, Sheridans are delighted to bring to market this four storey, grade II listed Georgian town house, containing a wealth of original features and is available with no onward chain.

The very well presented accommodation in brief comprises: original entrance door to a large entrance hall/sitting room, a light and bright reception with feature fireplace, original 20 pane Georgian window to front aspect, staircase rising to first floor and a door through to the dining room, a pleasant and spacious room with good ceiling height, feature fireplace and original fanlight window.

A staircase from the entrance hall leads to the stunning 30ft kitchen/breakfast room, with newly fitted flooring, Miele appliances and exposed ceiling timbers and brickwork.

On the first floor is a small landing with door to the lovely dual aspect drawing room, with open fireplace and varnished original wooden flooring. A door also leads to the first floor bedroom, with a white marble fire surround, stripped wooden floor boards and window to front aspect.

From the top floor landing, with it's triple Velux roof light windows and built-in storage cupboard, are doors to two newly re-carpeted bedrooms and a beautifully appointed bathroom/shower room, with Fired Earth fitments and tiling and a Jack and Jill door to the main bedroom, which is a pleasant dual aspect room with built in dressing table and this completes the accommodation.

Outside

To the side of the property is a fully enclosed and pleasantly private courtyard garden with a wooden decked seating area, a stable brick path to the entrance door, newly constructed garden wall of reclaimed period materials with new entrance gate, a useful garden bike and log store and a parking space to the rear of the property.

Location

The property is perfectly situated in a quiet area within walking distance of the historic town centre, with it's unique independent shops (as well as well known high street stores, and including a Marks & Spencer food hall just a short walk away), the beautiful parks, cinemas, theatres and restaurants for which the town is famously known as the 'Jewel in the Crown of Suffolk'. The apartment 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 for the leafy and floral Abbey Gardens with its impressive medieval ruins, all just a short stroll down from the colourful boutiques and cafe culture of the town centre.

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.

Directions

From the Sheridans offices in Langton Place, proceed Northwards along Whiting Street and continue onto Skinner Street, bearing right across the Buttermarket, passing Moyses Hall Museum on your left, where the property can be found at the top of Well Street, in Bury St Edmunds town centre.

- Excellent Town Centre Location
- No onward chain
- Wealth of original features
- 30ft Kitchen/Breakfast Room with separate utility
- Charming Courtyard Garden
- Off street parking
- Fully restored by current owners
- Three/four bedrooms
- Dual aspect living room
- Excellent holiday let potential

Services

Mains electricity, gas, water and drainage are connected. Council tax band D. Grade II Listed

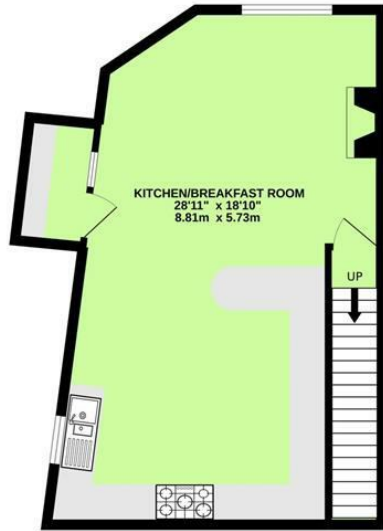
Agents note

In accordance with the 1979 estate agents act we confirm that that the vendor of this property is an employee of Sheridans estate agents.

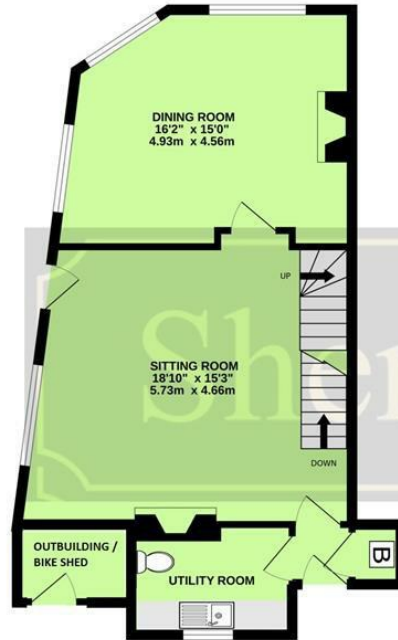
Parking spaces are available at a yearly fee.



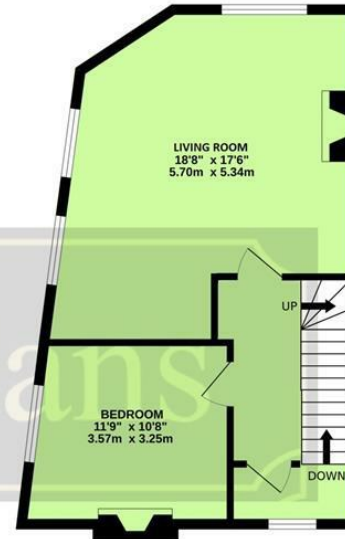
GROUND FLOOR



1ST FLOOR



2ND FLOOR



3RD FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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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

Web: www.sheridans.ltd.uk **Email:** info@sheridans.ltd.uk

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



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