



**SWORD IN HAND, 64 SOUTHGATE STREET
BURY ST EDMUNDS, SUFFOLK**

JACKSON-STOPS 

**SWORD IN HAND, 64 SOUTHGATE STREET
BURY ST EDMUNDS, SUFFOLK, IP33 2BJ
GUIDE PRICE £735,000**

AN EXCELLENT, SPACIOUS AND VERSATILE
GRADE II LISTED FAMILY HOME, AFFORDING
SCOPE TO DIVIDE, WITH PARKING AND A
CHARMING WALLED GARDEN.



DISTANCES

TOWN CENTRE WALKING DISTANCE
NEWMARKET 12 MILES
CAMBRIDGE 28 MILES

GROUND FLOOR

- Entrance Hall
 - Drawing Room
 - Dining Room
 - Sitting Room
 - Kitchen/Breakfast Living Room with Pantry
 - Cloakroom & Shower Room
 - 2nd Utility/Kitchen & 2nd Shower Room
 - Dance Hall Passage Hallway
 - Games Room/Former Dance Hall
 - Cellars
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FIRST FLOOR

- Master Bedroom with Bath, En-Suite Shower
& Dressing Room
 - Three Further Bedrooms
 - Family Shower Room
 - Separate Cloakroom
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OUTSIDE

- Driveway and Parking
- Mature Mainly Walled Rear Garden
- Summer House
- Brick Built attached Garden Shed



THE PROPERTY

No.64 Southgate Street is believed to date back to circa 1640, being timber framed under predominantly tiled roofs, faced in brick around 1910 and part rebuilt/added to, again in the early 20th century, with the brick built and clay pantile dance hall to the rear, that was created by Greene King, with a passageway separate from the former pub, from the front. The property which is Grade II listed as being of historic and architectural interest, ceased trading as a public house in 1979 and is now a comfortable, spacious and versatile home that in the past has had permission granted to split the property into two separate dwellings.

The current accommodation comprises a storm porch and panelled main door giving side access from the gravelled drive into an entrance hall, which has a secondary glazed door with side screen window to the rear and leads to a cloakroom, with space and plumbing for a washer/dryer and has a glazed door leading through into a tiled wet room, with a wall mounted shower. A further glazed door leads from the hall into the drawing room, with a high ceiling with exposed beams and featuring a large secondary glazed window to the front, a fireplace with raised hearth, bressummer beam and an inset log burning stove, wall light points and a 'secret door' bookshelf unit that opens to the former front door hall, now used as a store cupboard. The kitchen/breakfast/living room is a wonderful space that enjoys French doors and windows to the rear garden and side parking area, breakfast and sitting areas and a bespoke framed kitchen with timber framed base units, hardwood work surfaces, inset sink unit, two ring electric hob, a Rayburn gas fired range cooker which provides for the central heating and hot water, and integrated appliances including a fridge and dishwasher. The room has exposed ceiling beams and a pantry store. The dining room has secondary glazed sash windows to the front, an inglenook fireplace with pamment tiled hearth, exposed floorboards and ceiling beams and double doors lead out into the dance hall passage, that has a door opening to the street. The study/snug also has double doors to the dance hall passage, secondary glazed sash windows to the front and a fireplace with inset coal effect gas fire. Continuing on the ground floor to the rear, there is a second kitchen/utility room off the passage, with a window to the side and a skylight window above, and features base and eye level units, timber worksurfaces with a stainless-steel sink unit, four ring electric hob with Bosch double oven below, space and plumbing for white goods and a door leads through to a 2nd ground floor shower room. Beyond this there is also a large music/games room (formerly the Dance Hall that was created by Green King) which provides superb scope for versatile family living with exposed floorboards, a semi-vaulted ceiling, a large log burning stove situated in front of the original fireplace, multiple sash windows overlooking the garden and ½ glazed double doors leading out to the rear garden. The cellar, accessed from the inner hall and from the former rear access through the still intact double doors from the garden, still feature the barrel roll rails down the cellar steps, and an arched opening leads into the 'Barrel Room' and through to a large storeroom, all with exposed brick and flint walls and the 'Barrel Room' having an exposed brick vaulted barrel ceiling.



On the first floor a split landing leads to four bedrooms with the master enjoying windows to the front and rear, a clawfoot freestanding rolltop bath, en-suite shower room with original feature fireplace, and there is also a walk-in dressing room. Bedrooms two and three are both double sized with exposed brick and bressummer beamed feature fireplaces and storage cupboards, and bedroom four, also a double sized room, is located to the rear and enjoys double doors opening to a balcony overlooking the rear garden. A modern shower/wet room and separate cloakroom serve the three family bedrooms and there is a walk-in airing cupboards housing the hot water cylinder.

OUTSIDE

The gravel drive to the side of the house is owned, with a right of way, with shared maintenance, by the three properties to the rear. No.64 benefits from private parking for several vehicles and there is an electric charging point. The garden is predominantly wall enclosed with two gated access points, a gravelled and paved courtyard area to the rear of the house with a Wisteria covered pergola alfresco dining area and a terrace. There is also an area of lawned garden beyond with shrub and flower beds and borders, a charming garden house internally styled like a Bedouin tent and a useful brick built attached garden shed. The garden also benefits from having an apple tree, grape vine, Figtree and a mulberry tree

LOCATION

The property is within reasonable walking distance of the town centre, which offers an excellent range of amenities with extensive shopping facilities and a good range of leisure facilities including health clubs, swimming pools and golf clubs. There are numerous high-quality restaurants and cultural amenities including the beautiful Georgian Theatre Royal and The Abbey Gardens. There is good schooling in the private and public sectors and The University City of Cambridge is approximately 28 miles away and offers unrivalled schooling opportunities and excellent shopping and amenity facilities. There is good access to the A14, A11 (M11) and the railway station at Bury St Edmunds offers a link to mainline services to London's Liverpool Street and King's Cross. Alternatively, there is a regular train service from Stowmarket (14 miles) to London Liverpool Street taking approximately 80 minutes. Stansted International Airport is approximately 50 minutes by car.

DIRECTIONS

From the town centre head out along Honey Hill and into Sparhawk Street. Proceed through St Mary's Square and into Southgate Street. Proceed along Southgate Street heading out of town and the property will be found on the left.

PROPERTY INFORMATION

Services Mains water, electricity, gas and drainage.

Local Authority West Suffolk Council

Council Tax Band F

Tenure Freehold

Broadband Ofcom states speeds available of up to 1800Mbps

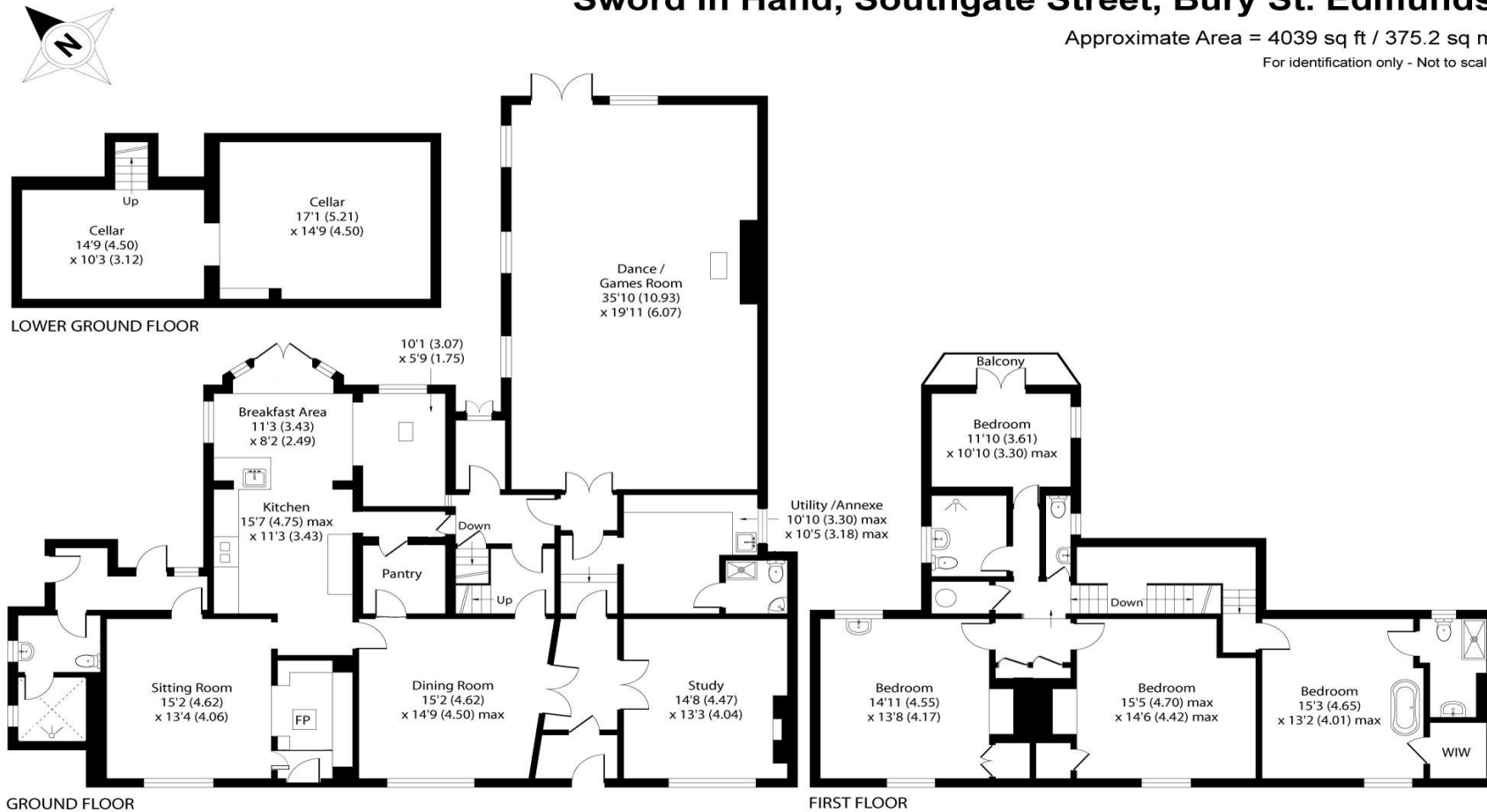
Mobile Signal/Coverage Yes - varies depending on network provider. Please visit www.ofcom.org.uk to check availability



Sword In Hand, Southgate Street, Bury St. Edmunds

Approximate Area = 4039 sq ft / 375.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nìcheom 2020. Produced for Jackson-Stops. REF: 610205



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PROPERTY EXPERTS SINCE 1910