

6 ANGEL HILL

BURY ST EDMUNDS, SUFFOLK



Bedfords
ESTABLISHED 1969

JACKSON-STOPS



**6 ANGEL HILL, BURY ST EDMUNDS
SUFFOLK, IP33 1UZ**

GUIDE PRICE £1,500,000

AN IMPRESSIVE RESTORED TOWNHOUSE
OCCUPYING A FABULOUS, PROMINENT POSITION
IN THE CENTRE OF TOWN, ENJOYING
SUBSTANTIAL ACCOMMODATION OF OVER
5000 SQ FT, GARDENS AND GATED PARKING.



DISTANCE

TOWN CENTRE LOCATION

NEWMARKET 12 MILES

CAMBRIDGE 28 MILES

GROUND FLOOR

- Entrance Hall
 - Drawing Room
 - Dining Room
 - Kitchen
 - Breakfast Room
 - Study
 - Rear Lobby
 - Utility/Cloakroom
 - Cellar
-

FIRST & SECOND FLOORS

- Sitting Room
 - Bedroom with Dressing Area
 - Shower Room
 - Five Further Double Bedrooms
 - Two Shower Rooms (One En-Suite)
 - Large Family Bath/Shower Room
-

OUTSIDE

- Private Gated Parking
- Rear Gardens
- Store Room



THE PROPERTY

No.6 Angel Hill is one of the town's most prominent and significant period houses and occupies an impressive position overlooking the Angel Hill and Abbey Gardens. Predominantly of a timber frame construction, it presents an elegant red brick façade, laid in Flemish Bond, and a rendered rear elevation, is thought to date from the late 17th century with later additions and has a rich and interesting history. Listed Grade II*, it was subject to a comprehensive and sympathetic programme of renovation and modernisation about five years ago, retaining a wealth of high-status period detail including panelled walls and internal shutters, barley twist staircase, veined and carved marble fireplaces, large sash and stained-glass windows, generous ceiling heights and moulded cornices.

The substantial accommodation of over 5000 sq ft is arranged over four floors and the entrance hall with its quarry tiled floor features the primary staircase leading to the first floor and at far end a door leads to the garden.

The fully panelled drawing room features a marble fireplace housing a wood burning stove, three large sash windows to the front aspect with shutters overlooking the Angel Hill towards the Abbey Gardens.

The study also has two large sash windows to the front aspect, part panelled walls, fireplace, bespoke fitted wooden bookshelves and cupboards and access leads into the breakfast room, which has a pamment floor, oak work top with cupboards, drawers and space under, several built in cupboards and a door leads to the rear lobby and a further door leads into the kitchen, which is fitted with a range of base units, oak work surfaces and a double Belfast sink, integrated appliances such as a twin oven and hob and a large dresser.

The rear lobby features the secondary stairs to the first floor, door to the garden and a door leads into the utility/cloakroom, which has an oak worktop with plumbing for appliances under, a low level wc and a hand wash basin.

Accessed from the rear of the main hall is the extensive four roomed cellar and the dining room overlooks the gardens through a walk-in bay with French doors.

The impressive Barley twist staircase leads to a landing area with a built-in butler's tray rest and a first floor sitting room has three large sash windows to the front aspect enjoying fabulous views over the Angel Hill and towards the Abbey Gardens and features a marble fireplace with a wood burning stove and there is also a large walk-in cupboard, which could be used as a small study area. Adjacent is a bedroom featuring a cast iron fireplace, two large sash windows to the front, also enjoying fabulous views. The adjoining dressing area also accesses the landing. The rear bedroom has double wardrobes, a fireplace and an adjacent shower room.



On the second floor a large landing leads to four double bedrooms with a master bedroom featuring a large sash front window with fabulous views over the Angel Hill and towards the Abbey Gardens and features a cast iron fireplace with wooden surround and mantel. Adjacent lies a large bathroom with a freestanding roll top bath, separate large shower cubicle, twin pedestal wash basins and low level wc.

Two further double bedrooms enjoy a front aspect with fabulous views and a rear double bedroom benefits from an en-suite shower room. There is also a further family shower room.

OUTSIDE

To the rear is an enclosed garden that is partly laid to lawn with mature shrubs and planted beds and immediately to the rear of the house is a large terrace, ideal for alfresco dining. A rear shingle path and steps lead to a private parking area for two/three vehicles with secure automatic gates.

LOCATION

No.6 Angel Hill is fabulously located in the picturesque heart of Bury St Edmunds and within easy walking distance of all the central town facilities. The town offers an excellent range of amenities with schooling in the private and public sectors, 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 include the beautiful Georgian Theatre Royal and The Abbey Gardens.

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 to London Liverpool Street taking approximately 80 minutes. Stansted International Airport is approximately 50 minutes by car.

DIRECTIONS

From our offices head past the Cornhill and into Abbeygate Street towards the Abbey Gardens and on reaching the Angel Hill head left and after a short distance No.6 will be found on the left.



Agents Note 1 The property is being sold with a 998-year lease from 2015, with the Bury Town Trust retaining the freehold.

Agents Note 2 Planning permission has been granted allowing, in addition to the existing residential use, the ground floor of the property to be used for up to 100 weddings and/or business events per annum, together with the construction of a ground floor infill extension. Should a purchaser choose not to utilise the events consent, the planning permission nonetheless provides the opportunity to construct the extension, which would reconfigure the ground floor to provide two wc's, one of which would benefit from independent external access. In addition to the ability to double the number of wc's on the ground floor it allows a further two bathrooms to be created on the first floor and the big bathroom on the second floor can be divided into two smaller bathrooms i.e. one could have six bedrooms with six bathrooms and then two wc's on the first floor.

PROPERTY INFORMATION

Services Mains water, electricity, gas and drainage.

Gas fired central heating.

Local Authority West Suffolk Council

Council Tax Band G

Tenure Long Leasehold - Ground rent of £1.00 per annum.

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

Viewing By appointment with the joint selling agents:

Jackson-Stops Tel: 01284 700535

Bedfords Tel: 01284 769999

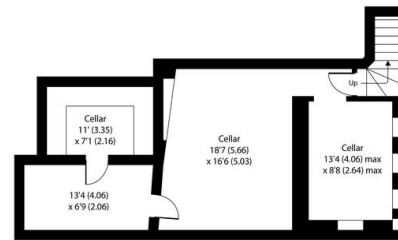




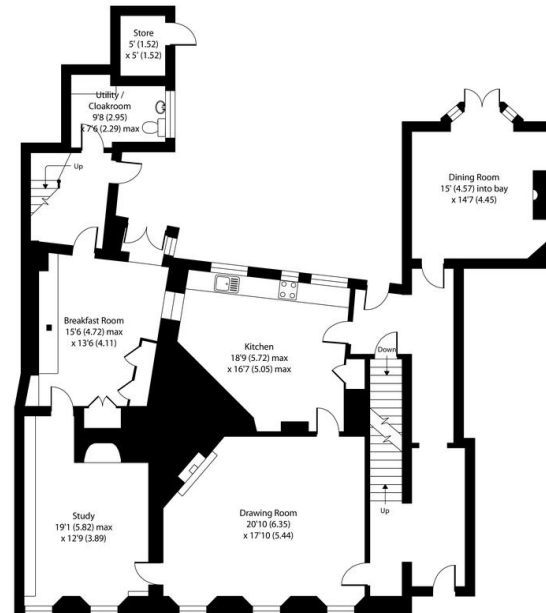
Angel Hill, Bury St. Edmunds

Approximate Area = 5363 sq ft / 498.2 sq m (excludes store)

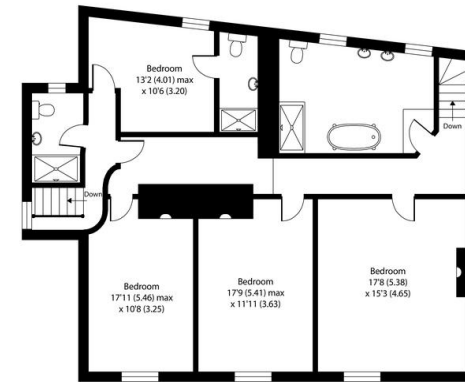
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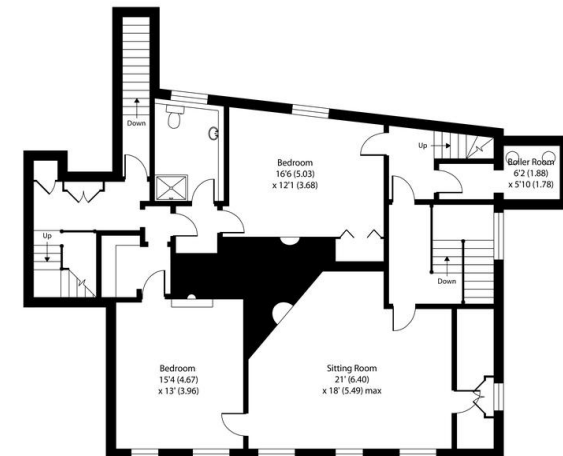
LOWER GROUND FLOOR



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2021. Produced for Jackson-Stops. REF: 781399



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