



22 GUILDHALL STREET
BURY ST EDMUNDS, SUFFOLK

JACKSON-STOPS 

**22 GUILDHALL STREET, BURY ST EDMUNDS
SUFFOLK, IP33 1QD
GUIDE PRICE £745,000**

AN ELEGANT GEORGIAN, GRADE II LISTED
TOWN HOUSE, STANDING ON A FAVOURED
STREET WITHIN THE MEDIEVAL GRID, A
SHORT DISTANCE FROM THE TOWN CENTRE.



DISTANCE
TOWN CENTRE WALKING DISTANCE
NEWMARKET 12 MILES
CAMBRIDGE 28 MILES

GROUND FLOOR

- Entrance Hall
- Drawing Room
- Dining Room
- Kitchen/Breakfast Room
- Sitting Room/Bedroom
- Wet Room
- Utility Room
- Cellar

FIRST & SECOND FLOORS

- Galleried Landing
- Master Bedroom with Dressing Room & En-Suite
- Sitting Room/Study
- Four Further Bedrooms
- Family Bathroom
- Two Cloakrooms
- Box/Tank Room (Potential Bathroom)

OUTSIDE

- Rear Garden
- Off Road Parking for 1 Car
- Garden Shed
- No Onward Chain



THE PROPERTY

The elegant Georgian façade of this property hides earlier origins, and it is believed to date from the 17th Century. Essentially of timber frame construction under a plain tiled roof, the property offers superb, extremely flexible accommodation, arranged over three floors. It retains many Georgian features including panelled doors, exposed timbers, decorative cornicing and sash windows, some with original shutters.

A Georgian panelled front door with glazed inserts leads into a wide front to rear hallway featuring an impressive wide Georgian staircase leading up to the galleried landing above and doors lead off to the principal reception rooms. The drawing room features shuttered sash windows to the front, original panelled walls and a fireplace with moulded surround, stone hearth and shelved display alcoves to either side. The dining room, which is a walk-through room accessing the kitchen beyond, features a large sash window to the front, half panelled walls, character hob grate fireplace with mantle surround and mirror fitted above, latch door access to a superb, timber panelled drinks/cloaks cupboard with shelved walls and coat hooks. Doors give access down to the cellar and a side hall leading to a utility room, which features a sash window to the side, a wall mounted Ideal gas fired boiler, a range of base units with worksurface above, stainless steel sink unit, Samsung duel electric oven, four ring gas hob with extractor fan above and space and plumbing for a washing machine and tumble dryer. The kitchen/breakfast room features a tiled floor, a range of base and eye level timber framed units with beech wood worksurfaces, inset sink unit, a fitted Welsh dresser unit, a gas fired Aga range cooker and a charming original Georgian door with separate opening glazed window, which leads through to a conservatory/garden room and to the garden beyond. The sitting room (optional bedroom) features a conservation rooflight window, a sash window and a ½ glazed door out to the garden and leads into a wet room with tiled floor and walls, a wall mounted wash basin, a wall shower unit and a wc. Continuing on the ground floor there is a conservatory hallway with doors to both sides and double-glazed sliding door leading into the vaulted garden room with double glazed windows to all four aspects and two sets of ½ wall sliding doors to the garden.

On the first floor the galleried landing enjoys a pleasing view to the rear through a large casement picture window with upper stained-glass inserts, a shelved display alcove, a sitting room/study, a cloakroom and a family bathroom. The master bedroom features a walk-through dressing room with built-in cupboards, a secondary glazed sash window to the front, exposed brick fireplace, alcove dressing cupboard and an en-suite shower room. The sitting room/study features beautiful, exposed floorboards, windows to both side aspects, an old timber mullioned window and access to bedroom two, bedroom three and the family bathroom. On the second floor there are two further bedrooms off a split-level landing with a cloakroom. There is also potential, subject to consent, the opportunity to convert the tank room on this floor into an en-suite.



OUTSIDE

To the rear of the property there is a walled garden with a gate leading to private parking accessed via Whiting Street. The charming courtyard garden presents a quarry tiled side walkway paved terrace with shrub and flowers beds and borders and a garden shed/store.

LOCATION

Set within the medieval grid, No.22 Guildhall Street occupies an imposing position amongst a range of period buildings. It sits within a conservation area containing some of the most impressive properties in Bury St Edmunds. Guildhall Street is within easy walking distance of the town centre, which 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 including 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 (14 miles) to London Liverpool Street taking approximately 80 minutes. Stansted International Airport is approximately 50 minutes by car.

DIRECTIONS

From our office on Guildhall Street, on foot, head in a southerly direction and at the junction with Churchgate Street, proceed straight over staying on Guildhall Street. No.22 will be found after a short distance 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 speed available of up to 5500Mbps

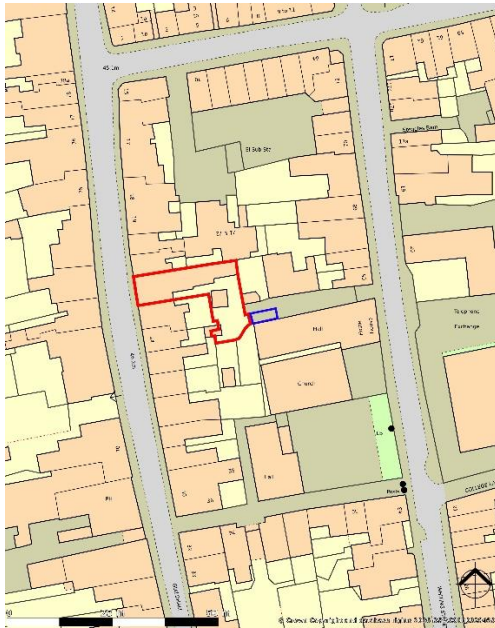
Mobile Signal/Coverage Yes - Varies depending on network provider.

Please visit www.ofcom.org.uk to check availability

Viewing Only by appointment with the sole agents Jackson-Stops.

Tel. 01284 700535



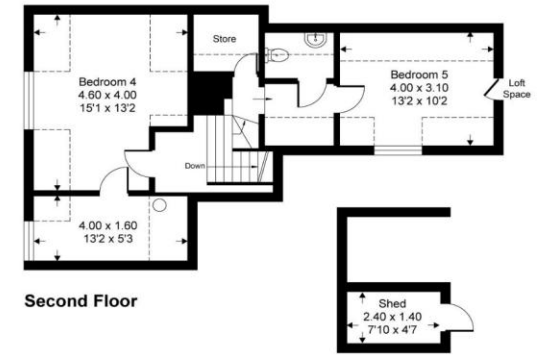


Guildhall Street

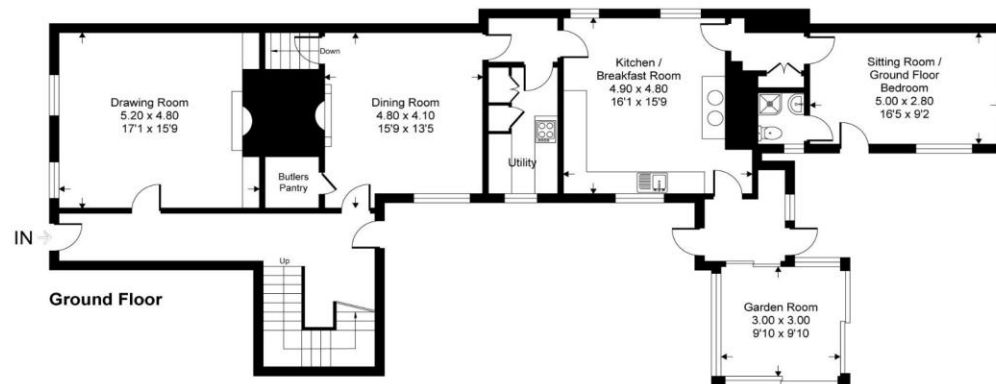
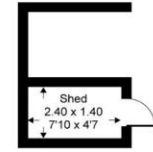
Approximate Gross Internal Area = 309 sq m / 3327 sq ft
 Approximate Outbuilding Internal Area = 3.3 sq m / 36 sq ft
 Approximate Total Internal Area = 312.3 sq m / 3363 sq ft
 (excludes restricted head height)



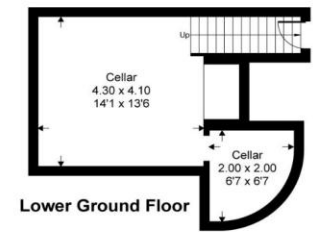
First Floor



Second Floor



Ground Floor



Lower Ground Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Disclaimer: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

BURY ST EDMUNDS

01284 700 535

burystedmunds@jackson-stops.co.uk

jackson-stops.co.uk



JACKSON-STOPS

PROPERTY EXPERTS SINCE 1910