



A SUBSTANTIAL GRADE II LISTED TOWNHOUSE WITH CART LODGE, SUPERB HIDDEN GARDENS AND AMPLE OFF-ROAD PARKING

44 College Street, Bury St Edmunds, Suffolk, IP33 1NL

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ESTABLISHED 1966

44 College Street Bury St Edmunds Suffolk IP33 1NL

- Abbey Gardens 0.3 miles
- Theatre Royal 0.3 miles
- Train Station 0.9 miles

ENTRANCE HALL • LIVING ROOM • DINING ROOM • STUDY • 28FT FAMILY ROOM • KITCHEN • UTILITY ROOM • LARGE CELLAR • 5 BEDROOMS • 2 BATHROOMS • ATTIC ROOM • DOUBLE CART LODGE • PARKING FOR A NUMBER OF VEHICLES • SECLUDED WALLED GARDENS • **ALL IN 0.21-ACRE (STS)**

The Property

Situated in the medieval grid in one of the town's most prestigious streets, in a quiet location, 44 College Street is a superb 16th-century hall house, built of timber-framed construction with rendered and jettied elevations.

Originally two separate properties and, in later times, The Old Angel public house until 1972, the property offers incredible accommodation extending to approximately 4,500ft² (including the cellar), providing versatile and adaptable living space with many original elements, creating an elegant home of comfortable proportions.

The accommodation comprises an entrance hall opening to the kitchen and dining room, with an attractive staircase leading to the first floor. Leading down from the dining room is a superb 27ft living room with gas fire, generous ceiling height and wooden floors. The other side of the covered passageway gives access to the study, utility room, gardener's WC and a superb 28ft family room with doors leading to the courtyard and the gardens.

Accessed from the entrance hall is also one of the largest cellars in the town, incorporating a wine cellar, workshop and 40ft general basement area with barrelled ceiling and the former barrel chute from the pub.

A SUBSTANTIAL GRADE II LISTED 16TH CENTURY TOWNHOUSE WITH SUPERB HIDDEN GARDENS AND AMPLE OFF-ROAD PARKING.

Guide: £925,000





The first-floor accommodation is accessed via a staircase from the entrance hall, as well as a secondary staircase from the study, leading to the principal bedroom with fitted wardrobes, guest bedroom two with wardrobe and en-suite shower room, and two further double bedrooms and a single bedroom served by the principal bathroom.

Leading up from the secondary staircase is access to the second-floor attic room with dormer window to the front aspect.

The property has been well maintained, with work including replacement of the roof, the greenhouses, adding insulation and rebuilding garden walls. Set in close proximity to the town centre, 44 College Street is within walking distance to shops, restaurants and cultural attractions; also close by is Guildhall Feoffment Community Primary School.

Gardens and Grounds

A key attraction of the house, which is utterly unique, are the 'hidden' gardens, which have been beautifully designed and maintained, incorporating a number of different 'rooms' within.

The main parking area is accessed through the drive/passageway, which leads onto a detached double cart lodge (with loft space above), neighbouring a walled lawn garden, whilst further to the west is a superb large walled garden abundant in mature trees, shrubbery and flower beds, lawned garden, kitchen garden and a large Victorian-style double greenhouse.

General Information

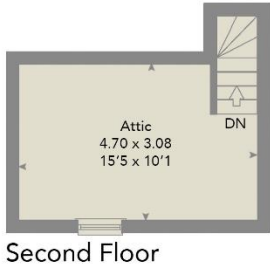
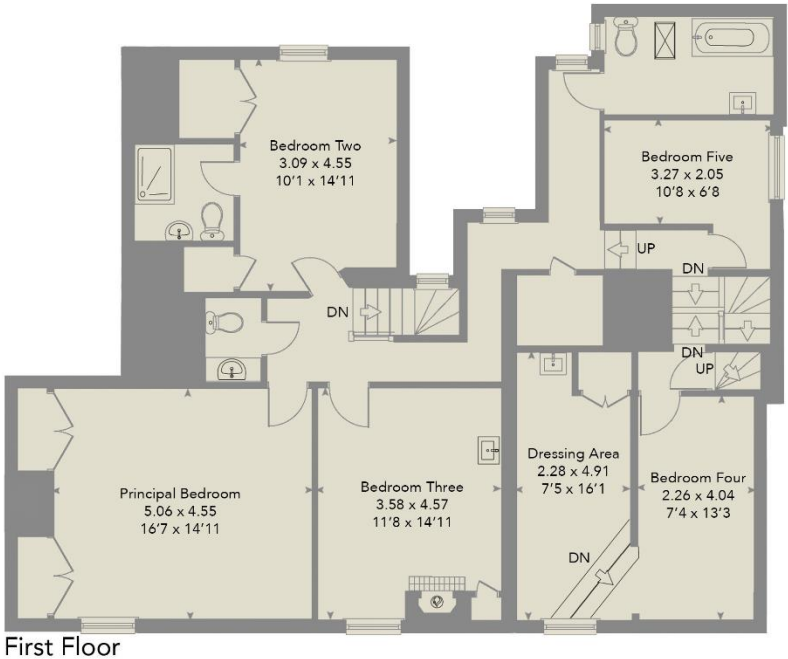
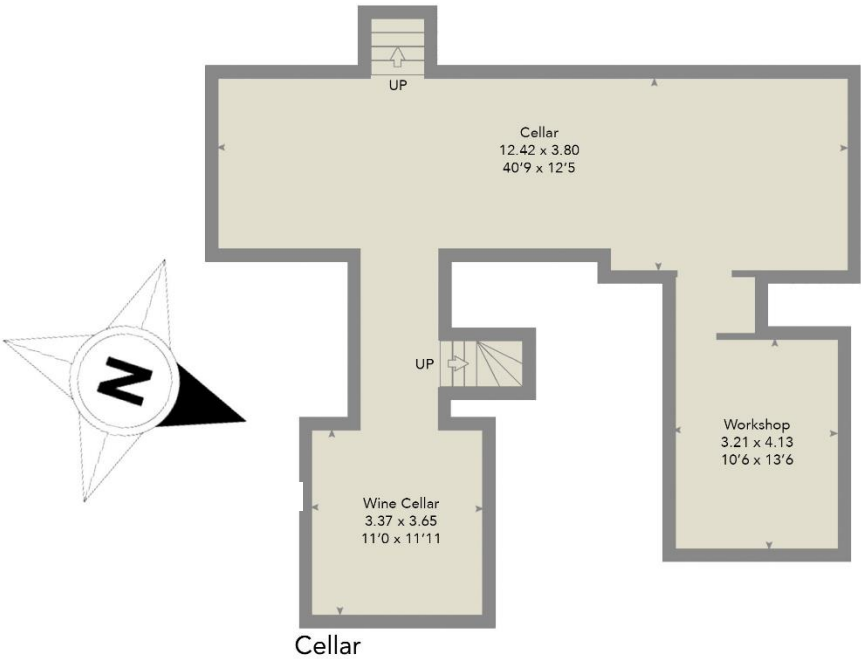
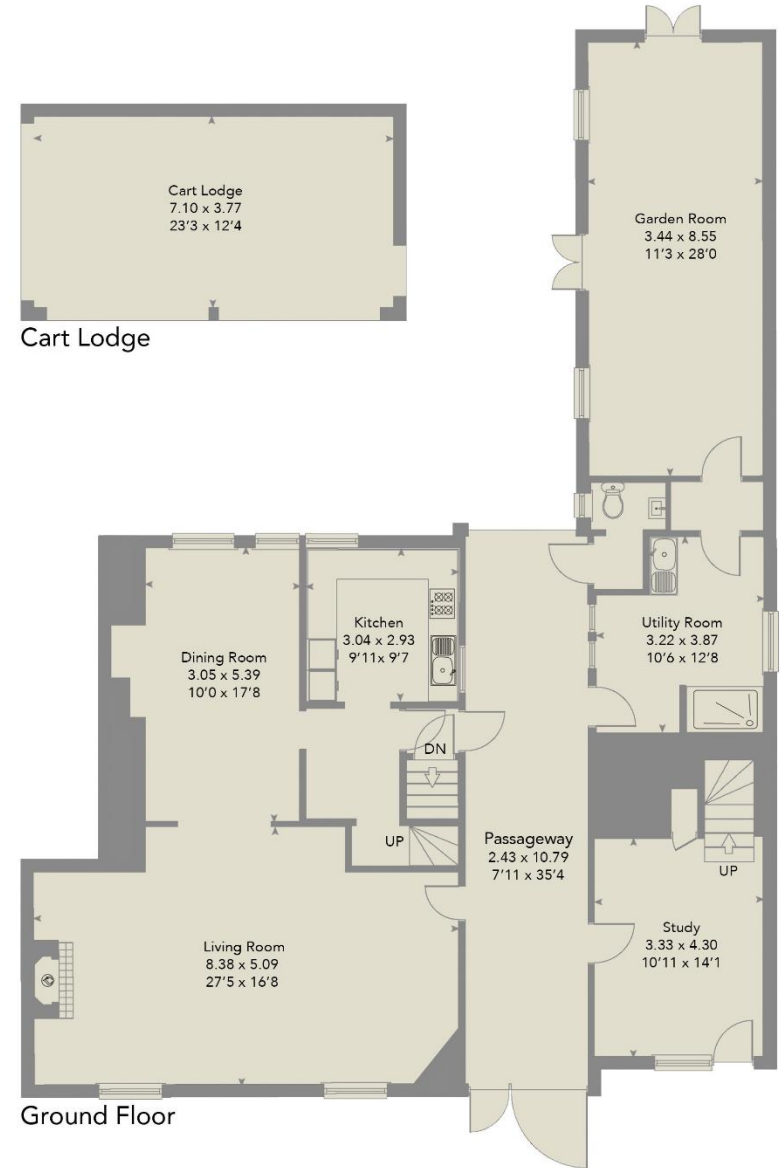
- Mains water, electricity and drainage. Gas-fired heating.
- Eligibility for Residents' Parking – Zone D.
- Council Tax – West Suffolk – Band G – £3,477pa
- Grade II listed
- Within a conservation area
- Ofcom state: Ultrafast 1000Mb broadband available
- Ofcom state: all mobile phone providers likely
- What3words: alone.movements.daily

FIXTURES AND FITTINGS:

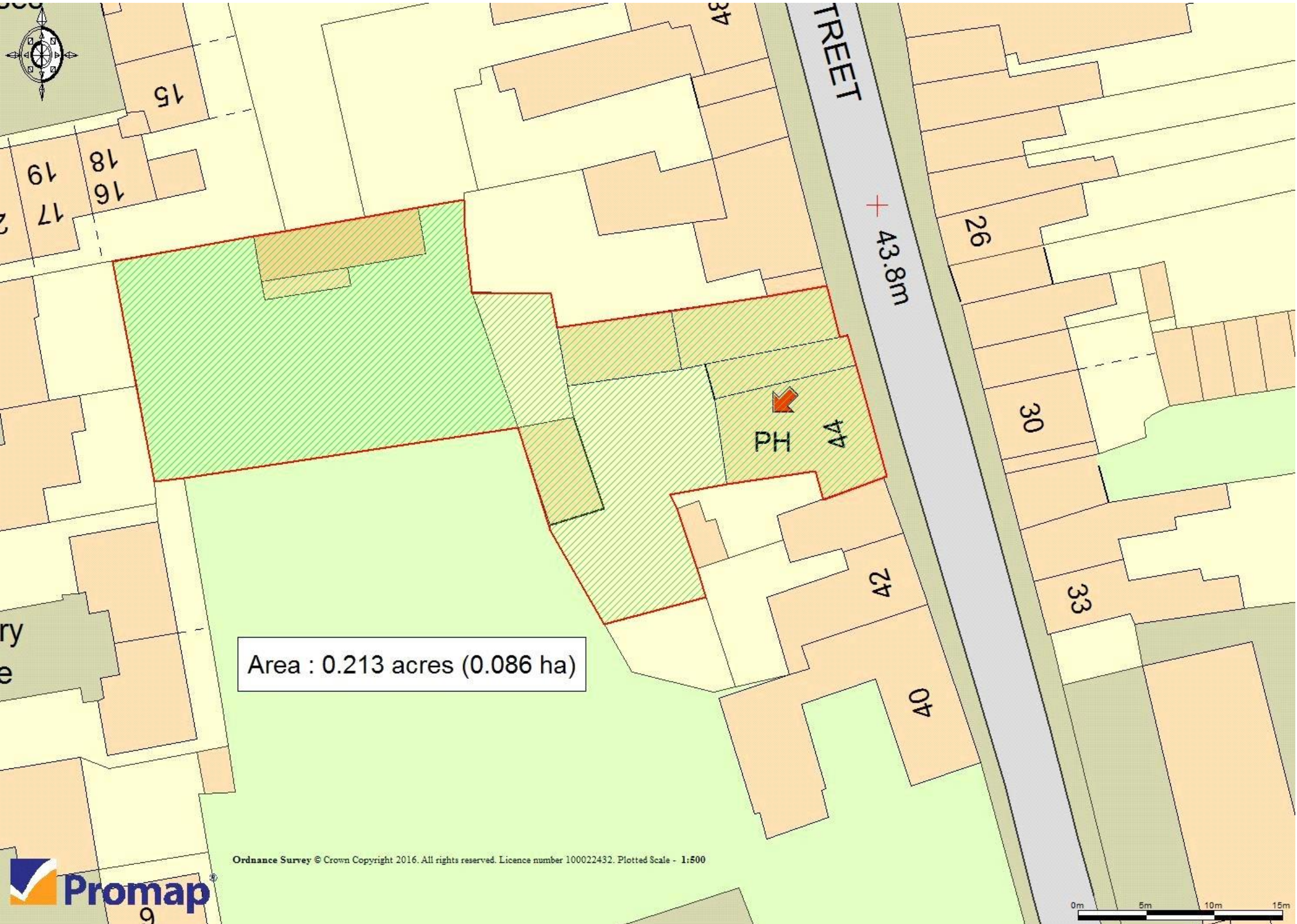
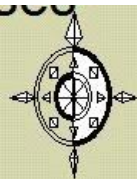
Unless specifically mentioned in these particulars, certain fixtures and fittings may be excluded from the sale. Some items such as carpets, curtains, light fittings, etc., may be available by separate negotiation.



Approximate Gross Internal Area = 293 m² / 3154 ft²
Cart Lodge = 27 m² / 290 ft²
Cellar = 80 m² / 861 ft²
Total = 400 m² / 4305 ft²
For identification purposes only - Not to scale



This plan is for layout guidance only. Not drawn to scale unless stated. Windows, door openings and all measurements are approximate.
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
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Area : 0.213 acres (0.086 ha)

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A vibrant garden scene featuring a large, leafy tree on the right, a greenhouse with a glass roof in the background, and a well-maintained lawn in the foreground. The garden is filled with various plants, including pink flowers and green foliage. The sky is blue with some clouds.

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ESTABLISHED 1966

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