



A SUBSTANTIAL GRADE II LISTED 17TH CENTURY TOWNHOUSE WITH PARKING, WALLED COURTYARD AND COACH HOUSE/ANNEXE

1 Sparhawk Street, Bury St Edmunds, Suffolk IP33 1RY

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ESTABLISHED 1966

1 Sparhawk Street Bury St Edmunds Suffolk IP33 1RY

- Abbey Gardens 400 metres
- Theatre Royal 400 metres
- Train Station 1 mile

SITTING ROOM • DINING ROOM • STUDY • KITCHEN/
BREAKFAST ROOM • UTILITY ROOM • CELLAR • 4 BEDROOMS
2 BATHROOMS • ANNEXE/COACH HOUSE • WALLED
GARDEN • PARKING SPACE

Situated in a prime location close to the Abbey Gardens and centre of Bury St Edmunds, 1 Sparhawk Street is an attractive Grade II listed townhouse, built of traditional timber-frame construction with red-brick elevations under a peg-tiled roofline, dating back to the 17th-century with later 18th-century façade and 20th century extension to the north.

The property cleverly fuses the original characteristics and notable features to include sash windows, exposed beams and floorboards, fireplaces, original brick lined wine cellar, with high specification stylish fitted kitchen and bathrooms, resulting in a charming well-proportioned home extending to almost 2,200ft² arranged over three floors.

The glazed upper panel front door opens to a small stone flagged entrance hall which opens to the sitting room, with sash window to the front, a fireplace with gas stove and alcove cupboard with shelves to either side. There is an opening to a study enjoying a double aspect.

The dining room which benefits from an attractive shelved alcove, a fireplace with gas stove, exposed floorboards and access through to the stone slab floored inner and rear hallway, pantry cupboard, cloakroom and the kitchen/breakfast room.

The kitchen is well-equipped with an extensive range of shaker-style units, quartz worktop, ceramic 1.5 sink unit, Fisher Paykel 5-ring gas hob range cooker with fan above, integrated dishwasher and larger fridge.

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In excess of: £750,000 (Freehold)



A door from the kitchen leads to steps down to the original brick lined cellar, with good ceiling height and shelved alcoves. The utility/rear boot room opens to the rear garden and with a pamment tiled floor, further units with space for a washing machine, tumble dryer and upright fridge/freezer.

On the first-floor, there are two double bedrooms each benefit from bathroom facilities as well as a dressing room to the principal bedroom, an original feature fireplace and airing cupboard housing the gas fired boiler and hot water tank. On the second-floor, accessed via a steep staircase, two further bedrooms and shower room.

Outside

To the rear of the property there is a private parking space. A gate opens to a walled courtyard with seating area, flowerbeds and borders, water feature and fruit trees. The space is private and is ideal for alfresco dining and entertaining, with the annexe forming the rear boundary of the property.

Annexe/Coach House

Situated within the courtyard is a two-storey coach house, providing perfect workspace or annexe-style accommodation, comprising a ground-floor reception room which has a pamment floor, with stairs leading to the open plan first-floor reception/kitchen area, with 'Juliet' balcony, fitted kitchen with sink, electric hob, and space for the larder fridge and microwave. A door leads off to a double bedroom with 'Juliet' balcony and an en-suite shower room. There is a further studio/workshop room to the ground-floor with an exposed brick floor.

Services

Mains water, drainage and electricity • Gas-fired heating • Council Tax Band 'E' • Broadband: Ofcom suggest Superfast 1,000Mb • Mobile: Ofcom suggest all providers likely.

Location

Sparhawk Street is a prominent street in the historic core, a short walk through the Great Churchyard and Abbey Gardens to the centre.

The town which is well regarded for its cafe and restaurant culture, offers an excellent range of amenities with schooling in the public and private sectors, extensive shopping facilities and a good range of leisure facilities including health clubs, swimming pools, golf clubs, the Theatre Royal and an independent cinema.

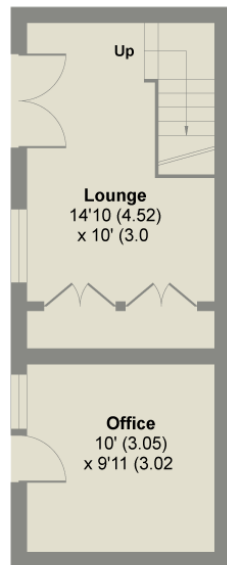


Approximate Area = 2187 sq ft / 203.2 sq m
 Limited Use Area(s) = 95 sq ft / 8.8 sq m
 Annexe = 455 sq ft / 42.3 sq m
 Outbuilding = 100 sq ft / 9.3 sq m
 Total = 2837 sq ft / 263.6 sq m

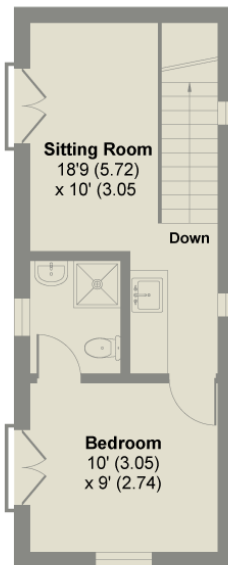
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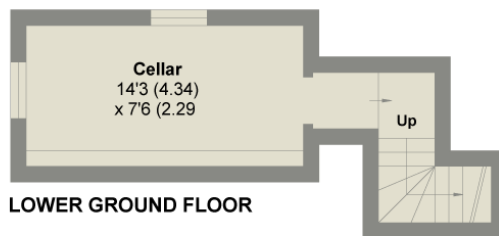
Denotes restricted
head height



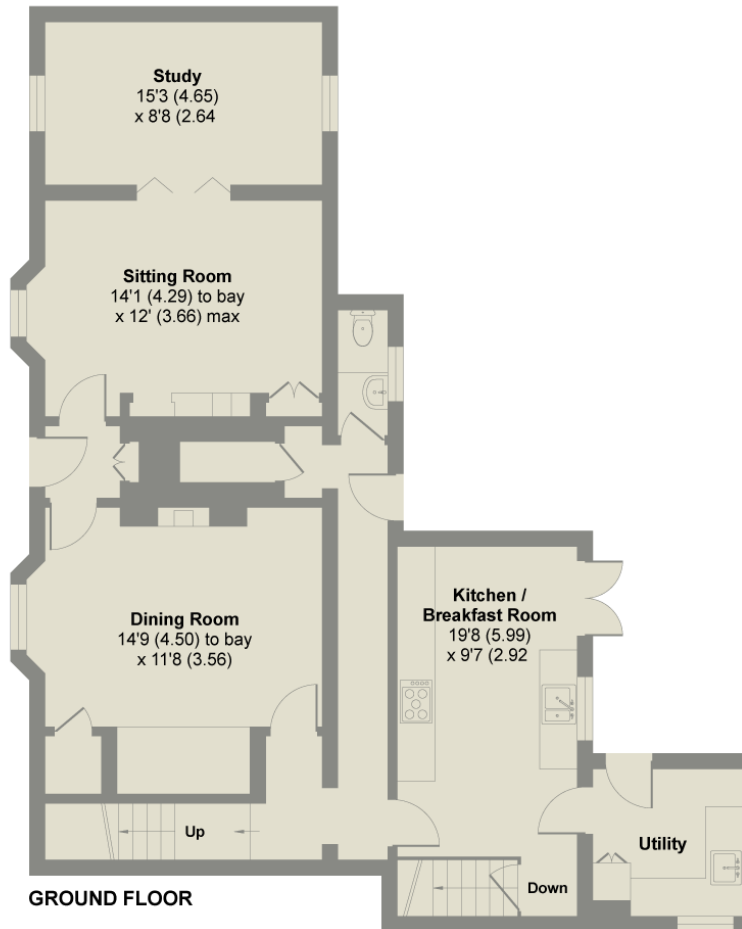
ANNEXE GROUND FLOOR



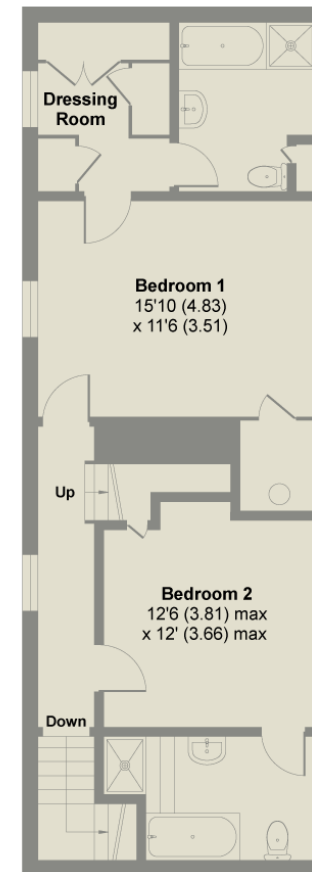
ANNEXE FIRST FLOOR



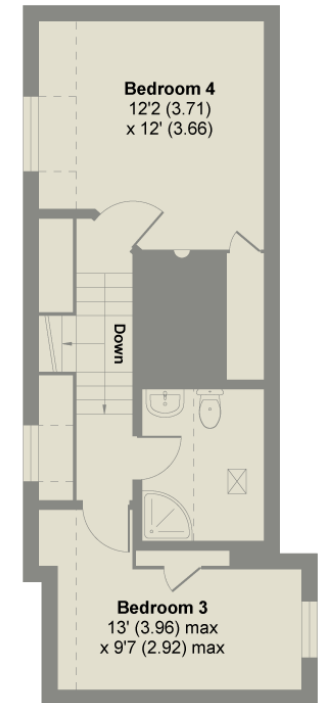
LOWER GROUND FLOOR



GROUND FLOOR



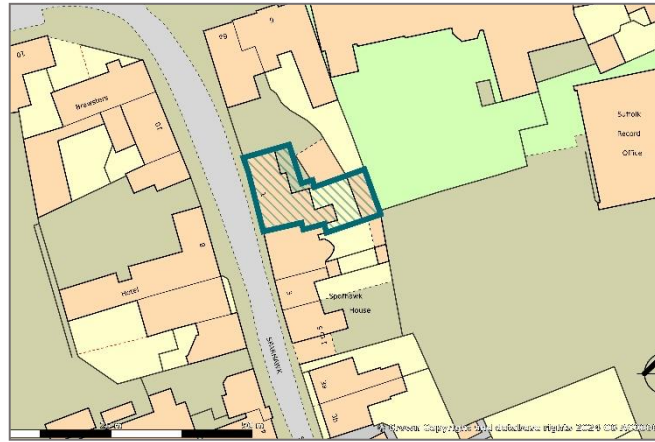
FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n:checon 2024.
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ESTABLISHED 1966

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