



MAGNIFICENT HOME WITHIN THE REMAINS OF THE WEST FRONT, OVERLOOKING THE ROSE GARDENS OF THE ABBEY

1 The West Front, Bury St Edmunds, Suffolk IP33 1RS

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ESTABLISHED 1966

1 The West Front Bury St Edmunds Suffolk IP33 1RS

- *Angel Hill 300 metres*
- *Theatre Royal 450 metres*
- *Train Station 0.9 miles*

DINING HALL • SITTING ROOM • KITCHEN/BREAKFAST ROOM • CLOAKROOM • FIRST-FLOOR DRAWING ROOM • 3 DOUBLE BEDROOMS • 2 BATHROOMS • PARKING SPACE • COMMUNAL GARDENS

Situated in a prime central location adjoining the Abbey Gardens, 1 The West Front forms part of the magnificent remains of the West Front of the Abbey of St Edmund, constructed during the 12th century. Built of brick, stone and clunch under a slate tiled roofline, the property is Grade I Listed and remains a Scheduled Ancient Monument.

The Abbey was begun just before the Norman Conquest in 1020 by King Canute, with The West Front completed around 1220. Being 75 metres wider than any other English church, it is reputed to have been the largest cathedral in Christendom, but with the dissolution of the monasteries in 1539, the area became a handy source of building materials, and all the dress stone was stripped, even the rubble core, some of which still remains

Houses were built into the central arches by at least the 1660's with later Georgian additions, and in 1957 the Borough Council purchased the ruins from the Bristol family. Around the new millennium, a huge restoration programme was undertaken in two phases, with No.1 being part of the first phase.

The main part of the property is late-Georgian, offering well-proportioned and elegant living accommodation, with attractive features to include sash windows providing views over the Rose Gardens of the Abbey, whilst also incorporating exposed remains of the West Front wall within the property. Whilst the property is steeped in an incredible history, the home provides comfortable and useable living space, with generous proportions and versatile accommodation, which extends to around 2,000ft².

The property is arranged over three floors, comprising central dining hall with cloakroom, pamment floors, fireplace and exposed painted brickwork, leading through to a double aspect kitchen/breakfast room.

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Guide: £825,000 *(Leasehold)*





The kitchen/breakfast room is fitted with an attractive range of traditional shaker-style solid wood base and eye level units with solid wood worktops and matching island. There is a gas-fired Esse stove, together with ceramic sink with drainer.

The sitting room is an elegant reception room, fitted with a large amount of shelving and storage, painted panelling, open fireplace and arched recess with storage beneath. The side hall and staircase feature the exposed remnants of the original walls, leading up to a large, attractive landing area. The first-floor drawing room (or bedroom) benefits from a double aspect, stripped wooden floors, cornicing and painted ceiling rose. There is a study/bedroom, with built in cupboards and Georgian fireplace, with neighbouring bathroom, which is fitted with a modern white suite comprising a panelled bath, pedestal wash basin, low level WC and large walk-in shower cubicle.

On the second floor is a further landing, with the principal bedroom and en suite shower room, and further bedroom. Both of which have incredible views over the Abbey Gardens.

Outside

Accessed from the Great Churchyard, there is pedestrian gate and timber gates through the West Front remains, to a shared courtyard/drive, of which a parking space is allocation to 1 The West Front. There is also a shared communal garden to the south, with lavender and box hedging, private seating areas and gates giving access to a further lawned garden (owned by the council, as part of the Abbey Gardens).

Tenure & Possession

The leasehold for the property is granted by The Council of The Borough of St Edmundsbury for a term of 125 years from 26 October 1995. The Borough Council retain responsibility for the maintenance of the structure and exterior of the West Front. Service Charge for structural maintenance and repair and Buildings Insurance are re-charged by the Council for the properties attributable to the building • Management Fees £2,000pa • Ground Rent £260pa

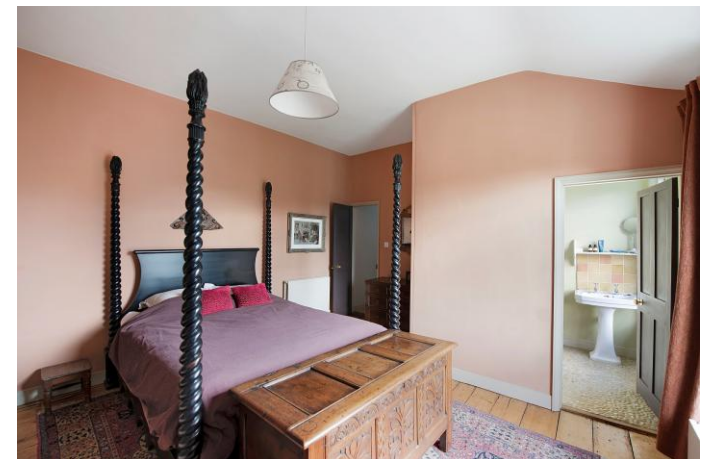
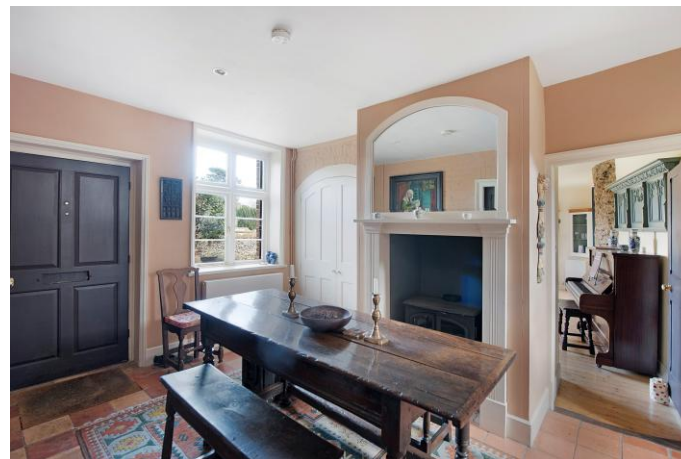
Services

Mains water, drainage and electricity • Gas-fired heating • Council Tax Band 'G' • Broadband: Ofcom suggest Ultrafast 1,000Mb available • Mobile: Ofcom suggest all providers likely. No onward chain.

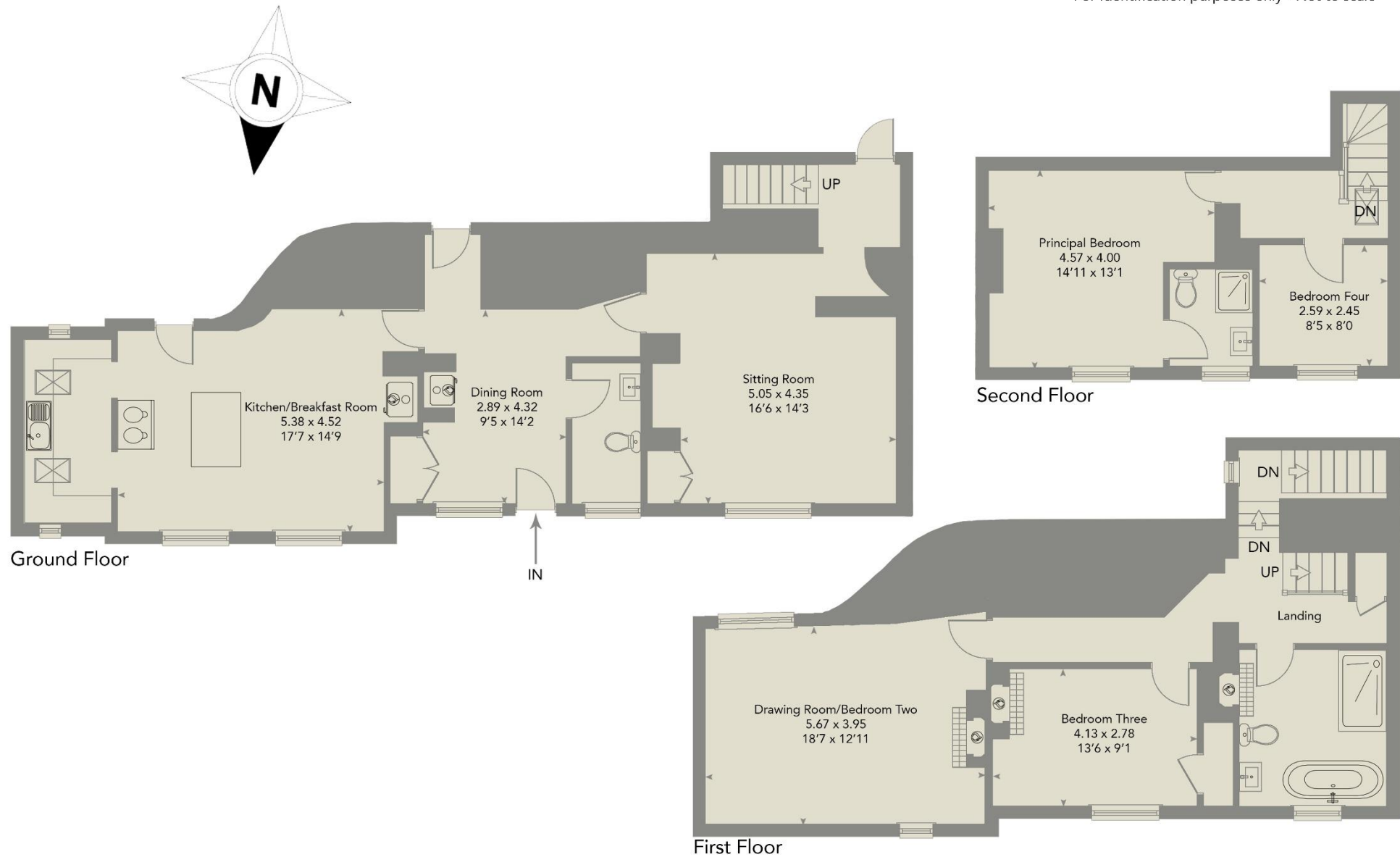
Location

Bury St Edmunds is a unique and dazzling historic gem with a richly fascinating heritage - the striking combination of medieval architecture, elegant Georgian squares and glorious Cathedral and Abbey Gardens provide a distinctive visual charm. With prestigious shopping, an award-winning market, plus a variety of cultural attractions and fine places to stay, Bury St Edmunds is under two hours from London and very convenient for Cambridge, Ipswich and Norwich.

What3words: builder.noble.carpentry



Approximate Gross Internal Area = 180 m² / 1937 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.
Francis Ambler Photography © 2025 - Produced on behalf of Bedfords Estate Agents



SD

The
Coach
House

Remains of
St Edmund's Abbey
(Benedictine, founded AD 1020)

Provost's House

Clopton
Cottage

The
West Front





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ESTABLISHED 1966

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