



Immaculate Georgian Vicarage in the heart of town

The Old Vicarage, 54 St Johns Street, Bury St Edmunds, Suffolk, IP33 1SP

Freehold



6 bedrooms • 4 bath/shower rooms • 3 reception rooms & studio • kitchen/breakfast room, utility & sauna • extensive cellars • double garage, cart lodge & private secure parking • about 0.25 of an acre

Local information

The Old Vicarage is situated in the heart of the town with all of the towns amenities on the doorstep to enjoy and the train station only 0.3 of a mile away.

Bury St Edmunds is a popular market town offering excellent shopping, educational and recreational facilities, including the restored Georgian Theatre Royal, Abbey Gardens, art galleries and cinemas.

The town affords a fantastic array of restaurants including the Michelin Star Pea Porridge and highly acclaimed Maison Bleue.

There are also good schools and hospitals in both public and private sectors.

Being located just off the A14, the town has convenient road communication, with ready connections to the west for Newmarket, Cambridge and the national motorway network and to the east for Stowmarket, with its direct line to London's Liverpool Street Station and Cambridge.

There is also a cycle route within the town with easy access to the surrounding beautiful Suffolk countryside.

About this property

The Old Vicarage is an elegant and substantial town house, which has been renovated to a very high standard in recent years, retaining a wealth of period features whilst offering the comfort and luxury of 21st

century living.

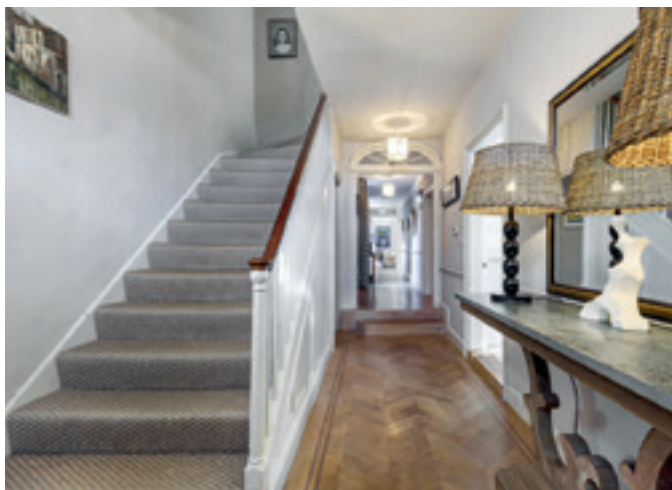
Being Grade II Listed the property is of Special Architectural and or Historical Interest and is believed to date back to the 18th century, with later additions.

The property is built of red brick under both tile and slate to the various mansard roofs.

Features include high ceilings, full height sash windows with shutters, decorative corning and a beautiful combination of tiled, wooden floors and luxury kitchen and sanitary ware. The majority of the ground floor benefits from underfloor heating.

The versatile, spacious, light and bright accommodation is laid out over three floors comprising of a handsome entrance hall giving access to a generously sized kitchen/breakfast/sitting room which benefits from bespoke wooden base and wall mounted units, a large island with storage below, composite worktops, range cooker, marble splash back and hand crafted full height storage cabinets.

Beyond the kitchen lies the dining room with wood burning stove and at the rear of the house is the fabulously, well proportioned drawing room which also has a wood burning stove and dual aspect with delightful orangery windows, giving access out on to the terrace and garden.





Further attributes on the ground floor include a third reception room at the front of the property which is currently used as a study/office, utility room, cloakroom, sauna, garden room/studio with bi-fold doors out onto the terrace and extensive brick cellars.

From the entrance hall and up an elegant sweeping staircase are three large double bedrooms.

The principal bedroom looks out onto the beautiful garden from a stair balcony and has hand crafted built in wardrobes & shoe cupboards.

The stunning en suite has a roll top bath, shower and is accessible from the principal bedroom and landing.

The other two bedrooms are situated at the front of the property. There is also a separate shower room on this floor.

A further staircase rises to the second floor to three further double bedrooms, a bathroom, kitchenette and cloakroom.

There is access at the rear of the second floor to an external staircase, giving an incoming purchaser the option of using part of the second floor as annexe accommodation.

Outside

The Old Vicarage sits in well established gardens which provide the property with a high degree of privacy and seclusion, which have been completely re-designed and replanted in recent years.

The property is approached through an electric gate accessed via Church Row.

One is immediately at the rear of the house in the private parking area with the garaging and cart lodge to one side.

The high walled and hedged garden is partially laid to lawn and benefits from a number of specimen trees with a gravel path leading up to the house.

There is an attractive topiary garden, water feature and wide terrace with large heated parasol, perfect for al fresco dining.

Directions

Please access the property via Church Row using the postcode - IP33 1JY.

On entering Church Row take the second turning on the left through an arch. The Old Vicarage is accessed through the white gate directly ahead.

Services

Mains water, gas, electricity and drainage.

Agents Note:

Access to the rear of the property is via a Right of Way across the Undercroft to gain access through the electric gates.

Tenure

Freehold

Local Authority

West Suffolk - Council Tax Band F

Viewing

Strictly by appointment with Savills









St. Johns Street, Bury St. Edmunds, IP33 1SP

Approximate Area = 5193 sq ft / 482.9 sq m (includes garage & cart lodge)
Limited Use Area(s) = 198 sq ft / 18.4 sq m
Total = 5391 sq ft / 500.8 sq m
For identification only - Not to scale



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