

*A rare opportunity to acquire a versatile mixed use property, offering a 5-bedroom principle residence and vacant shop, with a substantial range of outbuildings and gardens.*

Guide Price  
£475,000 Freehold  
Ref: B241/JG

The Bakery &  
Bakery House  
The Street  
Stanton  
Bury St Edmunds  
IP31 2BP



A versatile mixed-use property comprising a former bakery and associated retail space, with 5 bedroom residence, gardens and substantial outbuildings.

Potential to adapt, change and enhance the accommodation, subject to necessary consents.

Vacant possession upon completion.

Contact Us



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## **Location**

Stanton is a popular and well-appointed village located about 9 miles north east of Bury St Edmunds and is noted for its extensive facilities which include a well-stocked village store, small supermarket, public house, primary school, fish and chip shop, petrol station, post office and hairdressers.

The property offers convenient access into Bury St Edmunds along the A143 and good access to the A14 which leads to the east coast ports or west to Newmarket, Cambridge and the M11. For the rail commuter there are frequent mainline services from either Stowmarket or Diss with Stowmarket taking approximately 80 minutes into London Liverpool Street.

## **Description**

Bakery House comprises a unique mixed-use property offering a substantial residential dwelling with adjoining shop and bakery. The property was almost completely rebuilt in the 1970's following a fire and was originally thatched.

### *Bakery House*

On the ground floor is a spacious sitting room, with adjoining dining room and breakfast kitchen. To the rear of the house is a utility room and wc. On the first floor are five bedrooms, most with built in storage, alongside a family bathroom.

Access to the bakery from the house is via an interconnecting door.

### *The Bakery*

The commercial part of the property comprises a shop, store and rear bakery, with two individual cloakrooms. Until recently, the premises was let to Palmers Bakery of Haughley but is now vacant, and would suit a number of potential Class E/commercial uses. In the alternative, there may be potential to convert this commercial space to residential accommodation but planning permission or approval via Permitted Development Rights will be required.

## **Outside**

To the rear of the property is a charming rear courtyard, large double garage and off road parking, with vehicular and pedestrian access via the Cock Inn car park. Adjoining the double garage is a further range of outbuildings, with a covered walkway providing access to the main private rear garden. At the bottom of the garden is an additional attached garage which is accessed via the Old Bury Road.

## **Services**

We understand mains water, electricity and foul drainage are connected to the property. We have not undertaken any detailed investigations in relation to the availability and capacity of services and prospective purchasers should satisfy themselves in this regard.

## **Energy Performance Certificates (EPC)**

Bakery House - E(47)

The Bakery - C(72)

## **Council Tax & Rateable Value**

Bakery House - Council Tax Band: E

The Bakery - Rateable Value: £7,700

## **Local Authority**

West Suffolk Council.

## **Viewing**

Strictly by appointment with Clarke and Simpson.

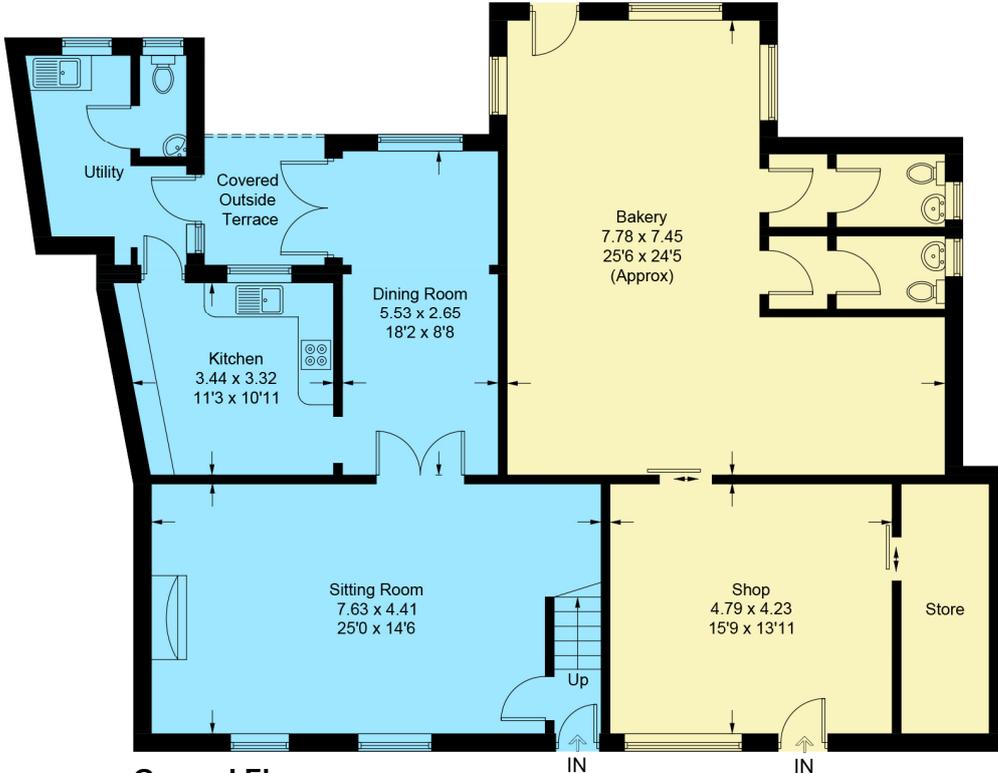




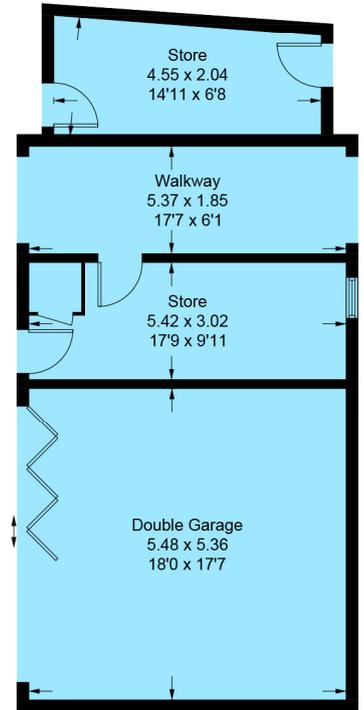


## Floorplans - Indicative Only

Approximate Gross Internal Area  
 Bakery House = 154.3 sq m / 1661 sq ft  
 The Bakery = 79.7 sq m / 858 sq ft  
 Outbuildings = 59.8 sq m / 644 sq ft  
 Total = 293.8 sq m / 3163 sq ft

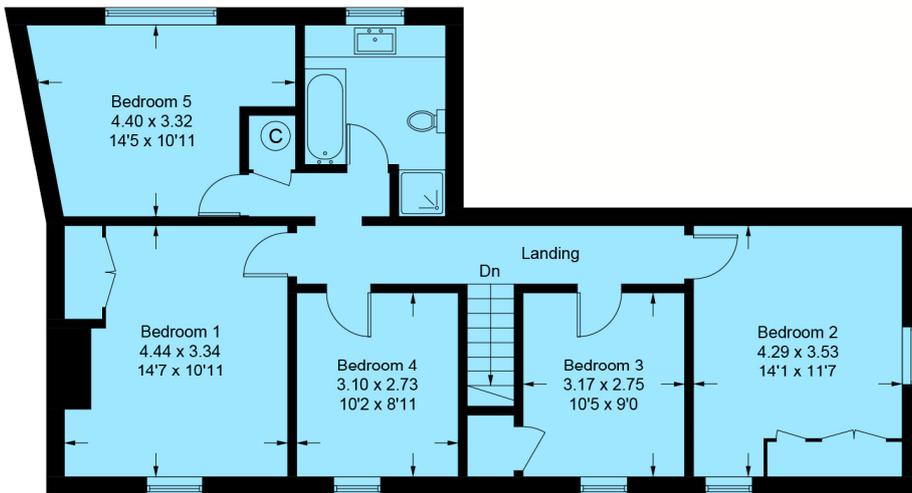


**Ground Floor**



(Not Shown In Actual Location / Orientation)

**Outbuilding**

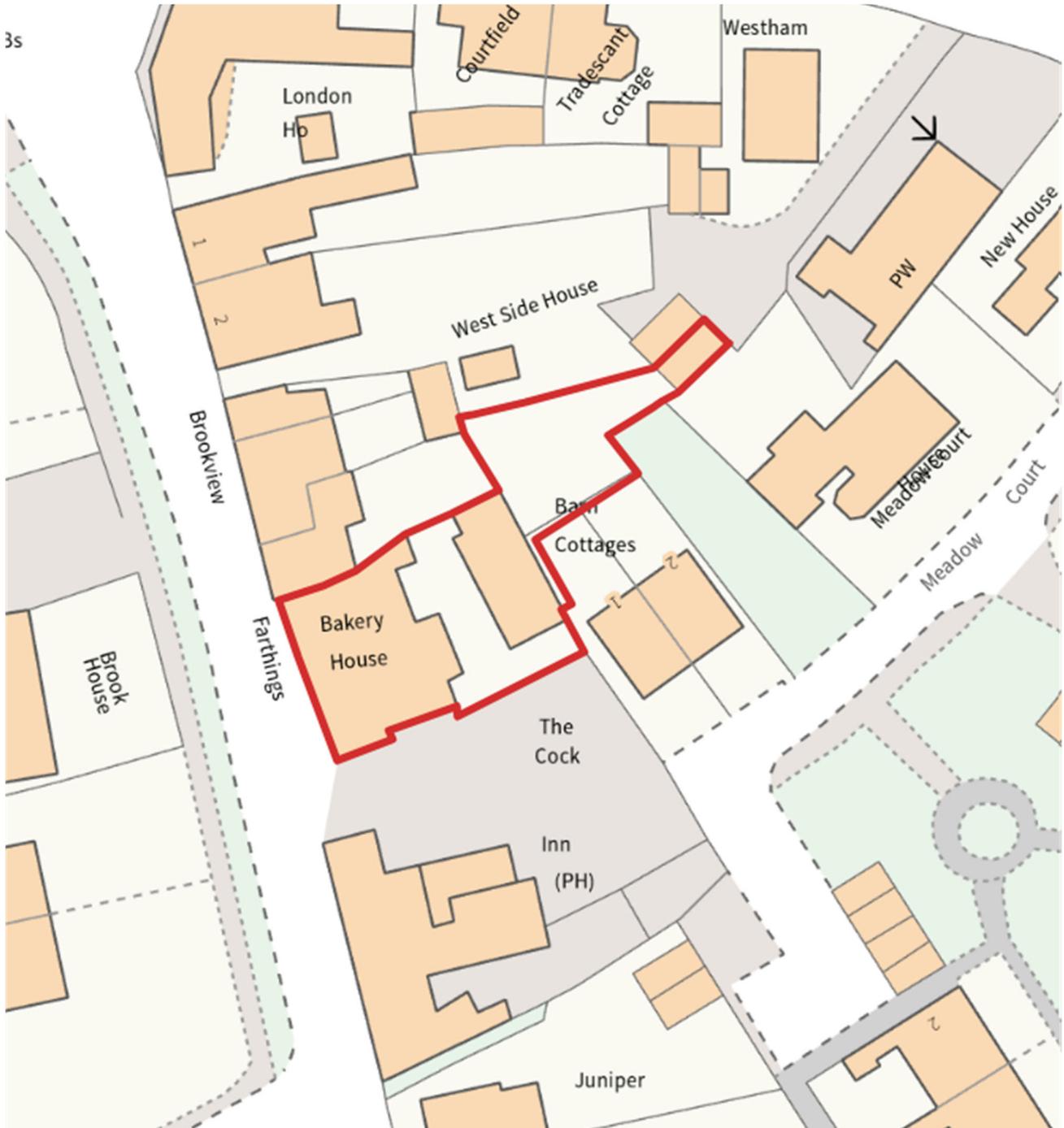


**First Floor**





## Site Plan - Indicative Only



### NOTES

1. 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. These Particulars do not constitute a contract or part of a contract. 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. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

*February 2025*

## Directions

From Bury St Edmunds, proceed towards Diss on the A143. On reaching the outskirts of Stanton village, turn off the A143 onto Old Bury Road towards the village centre. After approximately half a mile, turn right again onto The Street, where the property will be found approximately 100m on the left hand side, just before The Cock Inn Public House.

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