



Bakery House & The Bakery

The Street, Stanton, Bury St Edmunds, Suffolk, IP31 2BP

Guide Price £395,000 Freehold

LACY SCOTT
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est. 1869

Bakery House & The Bakery

The Street | Stanton | Bury St Edmunds | IP31 2BP

Bury St Edmunds 18 miles, Stowmarket 22 miles, Diss 18 miles

A substantial and versatile mixed use vacant property, which is offered chain free and comprises 5 bedroom family home, with vacant shop, plus a range of outbuildings with potential for the shop to be converted into residential living space STPP.

Vacant & Chain Free | Sitting Room | Dining Room | Kitchen | Utility Room | 5 Bedrooms | Family Bathroom | Shop | Store | Rear Bakery | 2 Cloakrooms | Enclosed Garden | Double & Single Garage | Off Street Parking | Outbuildings | Good Potential For Conversion of Commercial Element to Residential

Bakery House

Bakery House comprises a unique mixed use property offering a substantial residential dwelling with adjoining shop and bakery. The property which was originally thatched, was almost completely rebuilt in the 1970s following a fire, with the commercial element offering superb potential for conversion to residential subject to necessary planning.

From the main entrance there is a staircase rising to first floor, as well as doorway leading into the sitting room, within which there is an impressive exposed brick inglenook fireplace, with bressummer bema over, plus a good level of natural light provided by two windows to front, as well as glazed doors which open out into the dining room, which benefits from a further set of glazed doors opening out into a partially covered courtyard area, plus further window to rear and door to kitchen. The kitchen itself benefits from a range of wall, base and drawer units, including 1½ bowl sink unit with mixer taps and splashback tiling. Other features of note include double oven, plus hob and extractor hood, as well as integral fridge and plumbing for dishwasher. From here there is a doorway leading out to the utility room which also has a stainless steel sink unit, as well as plumbing for washing machine, Potterton oil fired boiler, window to rear, plus full height glazed window and door leading out to the partially covered courtyard area.



At first floor level there is a cupboard housing hot water tank, as well as five bedrooms, all of which are of good proportions with most benefitting from built in storage alongside a family bathroom comprising panel bath, with mixer taps, vanity wash handbasin, concealed low flush cistern, tiled cubicle, heated towel rail, plus half tiled walls and window to rear.

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 premise 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.

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.

Services - mains water, electricity and drainage are all connected.

Local Authority - West Suffolk Council - Council Tax Bands:- Bakery Huse Council Tax Band E | The Bakery - Rateable Value £7,700

Energy Performance Certificates (EPC) - Bakery House - E/47 | The Bakery - C/72

Broadband Speed - Superfast Predicted of 80Mbps (source Ofcom).

Mobile Coverage - Between 69% & 89% (source Ofcom).

Viewing - Strictly by appointment with Lacy Scott & Knight LLP.

what3words - swing.perfumes.variously

Directions

On reaching the outskirts of Stanton, 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.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

0-25	A	
26-50	B	
51-75	C	72 C
76-100	D	
101-125	E	
126-150	F	
Over 150	G	



The Bakery The Street, Stanton, Bury St. Edmunds, IP31

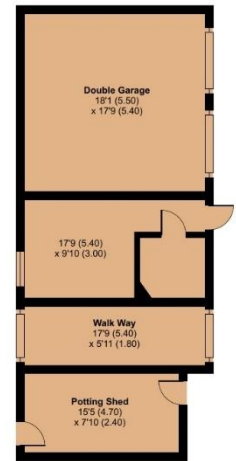
Approximate Area = 2401 sq ft / 223 sq m
 Limited Use Area(s) = 29 sq ft / 2.6 sq m
 Garage = 427 sq ft / 39.6 sq m
 Outbuilding = 383 sq ft / 35.5 sq m
 Total = 3240 sq ft / 300.7 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Lacy Scott & Knight. REF: 1316272

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