



**Barton House,
The Park, Great Barton, Bury St. Edmunds, Suffolk.**

**DAVID
BURR**



BARTON HOUSE, THE PARK, GREAT BARTON, SUFFOLK. IP31 2SU

Great Barton is a popular village with a post office, preschool, primary school, public house, active village hall and church. A more comprehensive range of facilities are available at the Cathedral town of Bury St Edmunds. The A143 runs through the village providing easy access to the A14. There is a commuter rail link service to London Liverpool Street Station at Stowmarket and a branch line service at Thurston (3 miles).

An exceptional detached family home offering an impressive property schedule in excess of 8000 sq.ft., enjoying a private parkland setting with a combination of formal lawns, secret gardens, specimen trees and all the while boasting one of the areas most sought after addresses of 'The Park' in Great Barton. In brief, the property comprises 7 bedrooms, 6 bath/shower rooms, an impressive handmade 22ft. kitchen/breakfast room and a myriad of formal reception rooms as well as the added benefit of triple garaging and a gym/annexe.

Set within the grounds of the once highly impressive Barton Hall, the former home of Lord Bunbury, Barton House retains the ruins of the North/West elevation of the Hall which met its demise through a fire in 1914, and while remarkably unlisted, the remnants of the Hall serve as a stunning back drop for Barton House and all its splendour with the highly unique juxtaposition of modernity of Barton House combined with the tragic beauty of what remains of Barton Hall.

One of the area's most impressive family homes, standing at approximately 8000 sq.ft. and set behind gates in a charming parkland setting. In all about 5.45 acres.

ENTRANCE HALL: Flooded by natural light with a semi-bay fronted window with a handmade staircase rising to the first floor. Double doors leading to the formal reception rooms. **Walk-in cloaks cupboard;** with hanging space.

CLOAKROOM 1: With white suite comprising WC and hand wash basin.

DRAWING ROOM: A beautiful dual aspect room with high ceilings, ornate cornicing and bay window to the west elevation with French style double doors opening on to a southerly facing rear terrace. Ornate inset fireplace with a delicate stone surround and stone hearth.

DINING ROOM: An impressive room with bay window looking towards the front and dual aspect windows to the side elevation. Finished with ornate cornicing and an ornate gas fireplace with tiled surround.

SITTING ROOM: A cosy space located just off the inner hall with dual aspect windows to the side and an integrated log burning stove. Wall of fitted shelving and storage.

AGA KITCHEN/BREAKFAST/LIVING ROOM: Located to the rear of the property, enjoying a predominantly southerly aspect and undoubtedly the hub of the home. A handmade kitchen comprising 3 distinct worksurfaces as well as a central island and a gas-fired **AGA**. In brief the integrated appliances include a Miele dishwasher, 3 sinks (2 of which are stainless steel, 1 of which is ceramic), a number of matching wall and base units including an integrated fridge. Space for a further freestanding fridge/freezer and door to a walk-in **PANTRY**, neatly shelved with additional worksurface providing space and storage under with window to front aspect. The kitchen flows openly to a the:-

GARDEN ROOM: Located to the rear of the property enjoying a predominantly southerly aspect with dual windows, one of which is a bay and the other finished with French style double doors opening onto the terrace

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abutting the rear of the property. This room is particularly well suited to informal dining or entertaining providing a natural flow from the kitchen.

UTILITY/BOOT ROOM: With secondary personnel access serving as an inner hall with additional worksurfaces and a further range of matching wall and base units providing spaces for white goods such as washing machine and tumble dryer as well as being home to a ceramic butler sink inset with drainer and mixer tap over. Dual aspect windows to the front and rear elevations. **Cloaks room** and personnel door leading to the terrace abutting the rear of the property. Access to the boiler room. Door to:-

RECEPTION ROOM: A substantial living space located to the side of the property with triple aspect windows to front, rear and side as well as housing a log burning stove with a personnel door leading to the rear terrace.

CLOAKROOM 2: With white suite comprising WC and hand wash basin.

First Floor

LANDING: Designed in a hexagonal shape and finished with ornate cornicing and access to principal rooms at first floor.

PRINCIPAL SUITE: Initially comprising a walk-in:-

DRESSING ROOM: With 2 walls of storage to either side and an ornate archway leading to the: **BEDROOM:** With a bay fronted window overlooking the walled gardens and ruins of Barton Hall. Separate window overlooking the formal lawns to the south. Further wardrobe storage is found inside the bedroom. Access to the ensuite is via the dressing room:-

EN SUITE BATHROOM: Fitted with dual sinks inset with mixer taps over and integrated panel bath with water jets and mixer tap over. Shower with frosted glass door and separate door leading to the WC.

SEDONDARY SUITE: With door into a **dressing area** and ornate archway leading to the double bedroom with bay fronted window overlooking the formal lawns to the rear of the property. Door to:-

EN SUITE SHOWER ROOM: With WC, hand wash basin, shower with frosted glass door and heated towel rail.

BEDROOM 3: A substantial double bedroom with dual aspect window to front and side. A wall of integrated storage and:-

SHOWER ROOM: With white suite comprising WC, hand wash basin, chrome heated towel rail and shower with frosted door.

BEDROOM 4: Double bedroom with window to rear.

BEDROOM 5: Double bedroom with window to side.

BEDROOM 6/OFFICE: Currently utilised as a home working space with window to front elevation.

FAMILY BATHROOM: With white suite comprising WC, dual Heritage hand wash basins each with hot and cold taps over. Panel bath with mixer taps over and walk-in shower with tiled finish and chrome heated towel rail.

Secondary Accommodation

Access via a separate door from the entrance hall, or externally via a personnel door to the side of the property.

INNER HALL: Provides access to a garaging via a personnel door as well as offering stairs rising to:

Second First Floor

LANDING: Dual aspect windows to side gardens and doors to:-

BEDROOM 1: A substantial double bedroom with integrated storage, windows to front and elevation. Door to:-

ENSUITE BATHROOM: With white suite comprising WC, hand wash basin, panel bath with glass shower screen and shower attachment over. Chrome heated towel rail and sky light window.

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BEDROOM 2: A double bedroom with integrated storage. Window to front and door to:-

ENSUITE BATHROOM: With white suite comprising WC, hand wash basin, panel bath with glass shower screen and shower attachment. Window to front.

Outside

Barton House enjoys a discreet setting in The Park, is set behind double electric gates which provide access to the driveway, initially meandering through a small bluebell wood with hedging to either side and a number of specimen trees, before opening out to the gravel carousel driveway, of in and out design. Beautifully planted with specimen trees and shrubs before arriving at the:

TRIPLE GARAGE: Equipped with power and light. Entry is via an electric roller shutter door to each bay with a personnel door leading into the Secondary Hall.

Once on the driveway there is a further gated access via a secure 5-bar gate leading to a secondary driveway and a:

BARN: With an electric roller shutter door providing ideal storage for occasional use vehicles or garden machinery. There is a personnel door to the side of the barn as well as access to the **PLANT ROOM:** serving the bore hole.

STUDIO/GYM: Located to the side of the property and accessed entirely independently from the principal residence, the studio/gym serves as an ideal ancillary space, with a separate **WORKSHOP.** Power and light connected. This would serve as an ideal annexe subject to the relevant permissions.

The Gardens

The gardens are divided into a myriad of different areas and uses. Initially comprising beautiful wild flower meadow to the left-hand side on entry to the property followed by a bark chipped play area before extending to the expansive formal lawns located to the rear of the property. Around the gardens

are generous, well stocked, impeccably maintained borders comprising evergreen hedging, specimen shrubs and trees providing a good degree of seclusion and privacy. To the rear most boundary of the gardens there are carefully mown pathways bisecting wildflower meadows, each of which have different themes. Undoubtedly one of the most impressive features of the property – the flower gardens provide a private woodland walk, carefully and deliberately crafted to maximise natural beauty and living conditions for wildlife. ‘The Avenue’ is the starting place for the garden walk, centred around a substantial natural pond. Finally, the walled gardens, which are naturally formed by the remnants of the exterior walls to Barton Hall, are home to delicately planted flower gardens, aptly named ‘The Rose Garden’ and the ‘The Cutting Garden’ providing a stunning foreground for the ruins of the Hall.

In all about 5.45 acres.

AGENTS NOTE

We understand that a tree preservation order applies to trees within the grounds. Before arriving at the private gated drive serving Barton House, vehicular access is required over the track serving properties within The Park and as such the cost of maintenance is shared.

CONSTRUCTION TYPE: Brick and render.

SERVICES: Mains water and borehole. Main electricity and drainage. Gas fired heating. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: H - £4,157.18 - 2024.

EPC RATING: Awaiting report.

BROADBAND SPEED: Up to 50 Mbps (source Ofcom).

MOBILE COVERAGE: EE, Three, 02 and Vodafone – outdoor, likely (source Ofcom). **NOTE:** David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

WHAT3WORDS: ///operated.assures.truffles.

VIEWING: Strictly by prior appointment only through DAVID BURR Bury St. Edmunds 01284 725525.

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Approximate Area = 6019 sq ft / 559.1 sq m

Garage = 611 sq ft / 56.7 sq m

Outbuildings = 1376 sq ft / 127.8 sq m

Total = 8006 sq ft / 743.6 sq m

For identification only - Not to scale





