



Lord Mayor's Cottage

53 The Street | Barton Mills | Bury St. Edmunds | IP28 6AA

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Barton Mills

Believed to date back to the 15th century, this distinguished property is reputed to have been the former home of Sir Henry Barton, Lord Mayor of London. Rich in character, it has been thoughtfully enhanced with sympathetic improvements, including an oak-framed conservatory, four bedrooms, and a generous driveway with ample parking. The mature gardens are arranged into distinct areas, featuring a main lawn, secluded “Secret Garden,” children’s play area, and wildlife-rich river frontage. More recently, the timber framing to the side and rear has undergone careful restoration, with remedial works and the application of traditional lime plaster, preserving both the integrity and timeless charm of this exceptional home.





Step Inside

This distinctive home is full of charm, character, and period detail, offering an abundance of versatile living space. From the first step into the entrance hall, you are welcomed by a sense of craftsmanship and history. The ground floor unfolds into a wonderful mix of formal and informal rooms, including a bright conservatory with a vaulted ceiling and French doors opening to the garden, a beautifully appointed kitchen with bespoke hand-made cabinetry, central island, and exposed ceiling beam, and a choice of reception spaces to suit every occasion. The snug and living room provide cosy, inviting settings with a fireplace in each. There is a rear office with a small historic door out onto the patio and an extra reception room off the kitchen currently used as an office that could become an idea dining room for entertaining and family gatherings. Practical features such as a utility room, cloakroom, and well-planned storage make the layout both functional and convenient.

The first floor continues to impress, with a generous principal bedroom featuring a connecting dressing room. There is a recently fitted stylish bathroom to serve the remaining bedroom on this floor, while the property includes further ground-floor bedrooms and a second bathroom, offering superb flexibility for guests, extended family, or multi-generational living. Altogether, this is a unique and versatile home that seamlessly blends traditional character with modern practicality, creating a truly special living environment for both family life and entertaining.





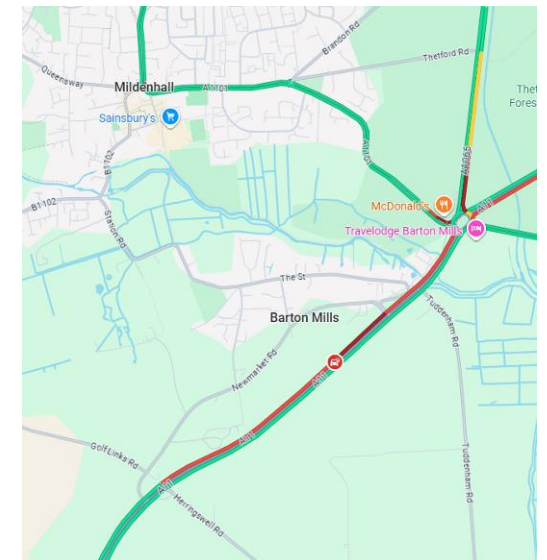
Step Outside

Approached through a thatched lych gate and cottage garden, the property benefits from a generous driveway and garage. To the rear, landscaped gardens unfold with lawns, a paved terrace, and ornamental ponds, extending to the River Lark with mooring and fishing rights. The riverbank, rich in wildlife, is frequently visited by otters and deer, while in the summer months the clear waters reveal fish such as chub, pike, and roach. A secluded “Secret Garden” with rose beds and seating offers a peaceful retreat, complemented by the adjacent cedar greenhouse, productive vegetable beds, and an array of fruit trees. Mature and newly planted trees further enhance the grounds, providing both privacy and seasonal interest.



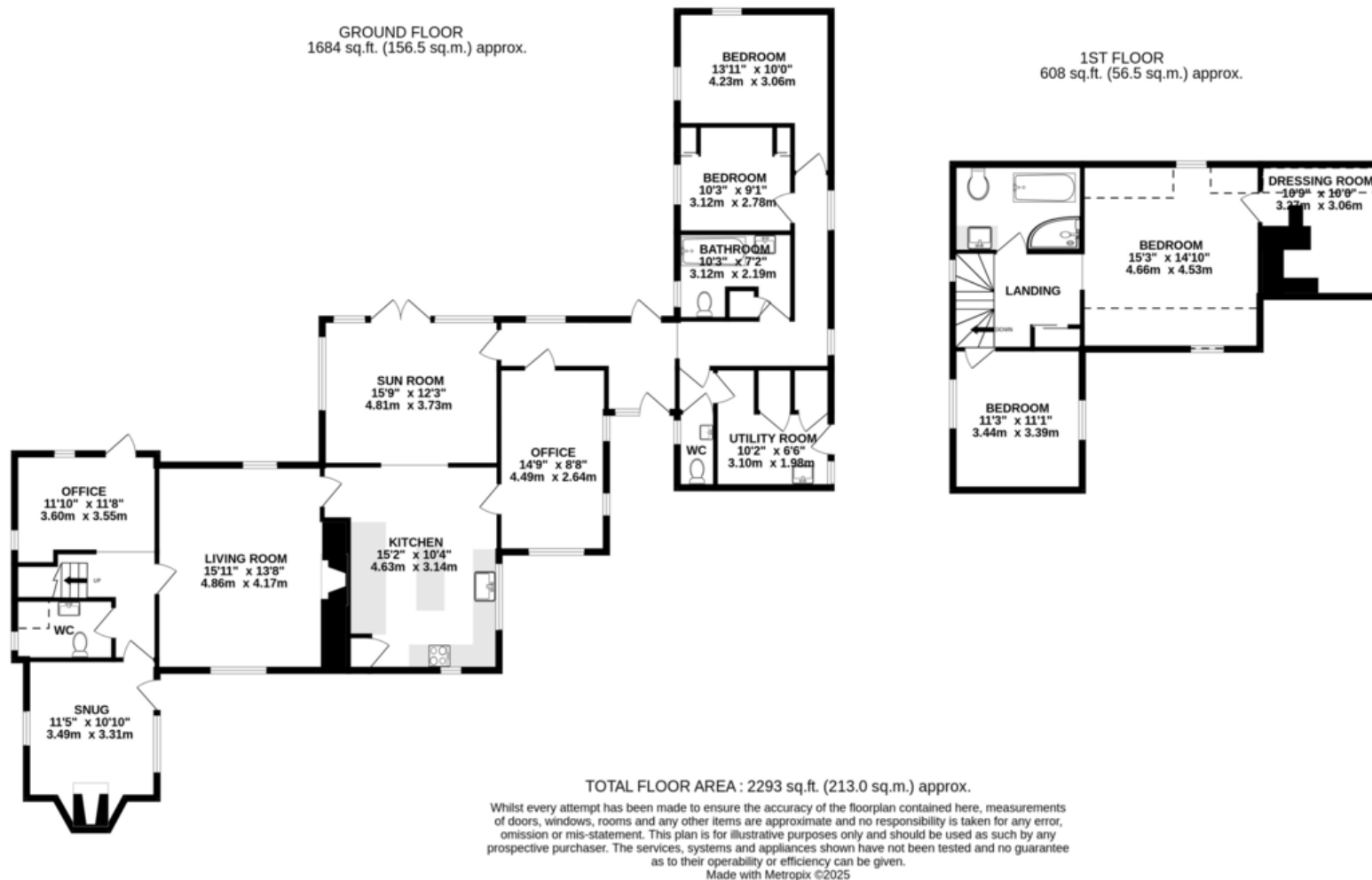
Location

Barton Mills has a strong sense of community with an active village hall, well recommended pub and a church. Located just 9 miles from the famous horseracing town of Newmarket and 14 miles from Bury St Edmunds, which offer extensive shopping and recreational facilities. Positioned just off the A11, there are also direct routes into Cambridge and London making it a popular commuter village.



Services

- Mains Water
- Mains Electric
- Mains Gas
- Mains Drainage
- Grade II Listed
- Council Tax Band - F



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. In internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. **Registered in England and Wales. Company Registered Address:- Chiltern House, 36 High Street, Brandon, IP27 0AQ.**





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