

The Park, Great Barton, Bury St. Edmunds

Sheridans






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The Park, Great Barton, Bury St. Edmunds IP31 2SU

Guide Price £845,000

Unique family home of just under 3000sqft standing in private grounds of around 1 acre. Understood to date back to 1918 and extended/ improved in more recent years, this unique detached famly home provides a surprising level of particularly versatile accommodation displaying many delightful features complemented by wonderful mature grounds providing an excellent degree of privacy extending to just over 1. acre (sts). The property has an interesting history associated with the former Barton Hall having the original "St Johns" well, still situated within the grounds.

A distinctive and beautifully proportioned period home, set within mature grounds and offering superb family accommodation arranged over two floors. This wonderfully individual property combines generous, light-filled living spaces with a thoughtfully designed layout, creating an exceptional home with great versatility.

Approached via an attractive entrance hall featuring wide painted floorboards and a traditional staircase, the sense of character is immediate. The reception rooms sit gracefully to the front and rear elevations, each enjoying views over the gardens and benefitting from excellent natural light.

At the heart of the property lies the impressive kitchen/dining room, an expansive open-plan space extending to over 35 ft. This superb room has been designed with both family life and entertaining in mind, incorporating a substantial central island, extensive bespoke cabinetry, integrated appliances, and large glazed doors opening to the gardens. The dining area flows seamlessly into a further sitting space, complete with an attractive fireplace and a beautiful bay window overlooking the lawns.

The principal sitting room is an elegant and welcoming space, centred around a character fireplace and framed by tall windows providing an outlook onto the gardens. Rich painted boards, high ceilings and classic detailing give the room real presence, making it ideal for both relaxing and entertaining.

To the ground floor are two additional flexible rooms: a spacious study/bedroom with built-in storage and en-suite cloakroom, guest bedroom with en-suite and a further family room. These spaces offer valuable adaptability, ideal for multi-generational living, working from home, or guest accommodation. The principal bedroom is a spacious room with dressing room luxurious en-suite bathroom offering a contemporary suite. On the first floor are three bedrooms and a "jack and jill" bathroom, including a bath and separate shower enclosure, completing the accommodation.

Outside

The property is approached through the original gate to the former Barton Hall, opening to an expansive driveway providing parking for up to 8 cars and access to the double garaging. The gardens are a wonderful feature stocked with an abundance of mature trees and shrubs, providing the occupants with an excellent degree of privacy. Within the grounds is the original " St Johns" well, from where the property derives its name. In all 1.05 of an acre (s.t.s).

Location

The property enjoys a private setting set back from a small lane known as 'The Park' so called because the site was originally in the grounds of a magnificent hall 'Barton Hall', owned by the Bunbury Family. Great Barton is a sought-after village situated approximately three miles to the North-East of Bury St Edmunds. The village provides a good range of local amenities including a well-regarded primary school, parish church, Catholic church, retirement home, pub and garage with shop. The A14 dual carriageway is within a short drive which links the East coast ports, Newmarket, Cambridge and London via the M11 motorway.

- Unique 2900 sqft home in mature grounds extending to 1.05 acres
- Parking for several vehicles, double garaging
- Excellent setting affording a wonderful degree of privacy and seclusion
- Situated only a few miles from Bury St Edmunds
- Particularly versatile accommodation on two floors
- Stunning 35ft "live in" kitchen/dining/family room
- Sitting room, family room, study/bedroom 6 with en-suite
- Principal bedroom with dressing room and luxurious en-suite bathroom
- Four further bedrooms, bathroom, en-suite shower
- Delightful gardens with the historic "St Johns"well

Directions

When entering Great Barton along the A143 from the direction of Bury St Edmunds, turn left into The Park, where the driveway leading to the property, is the first on the left.

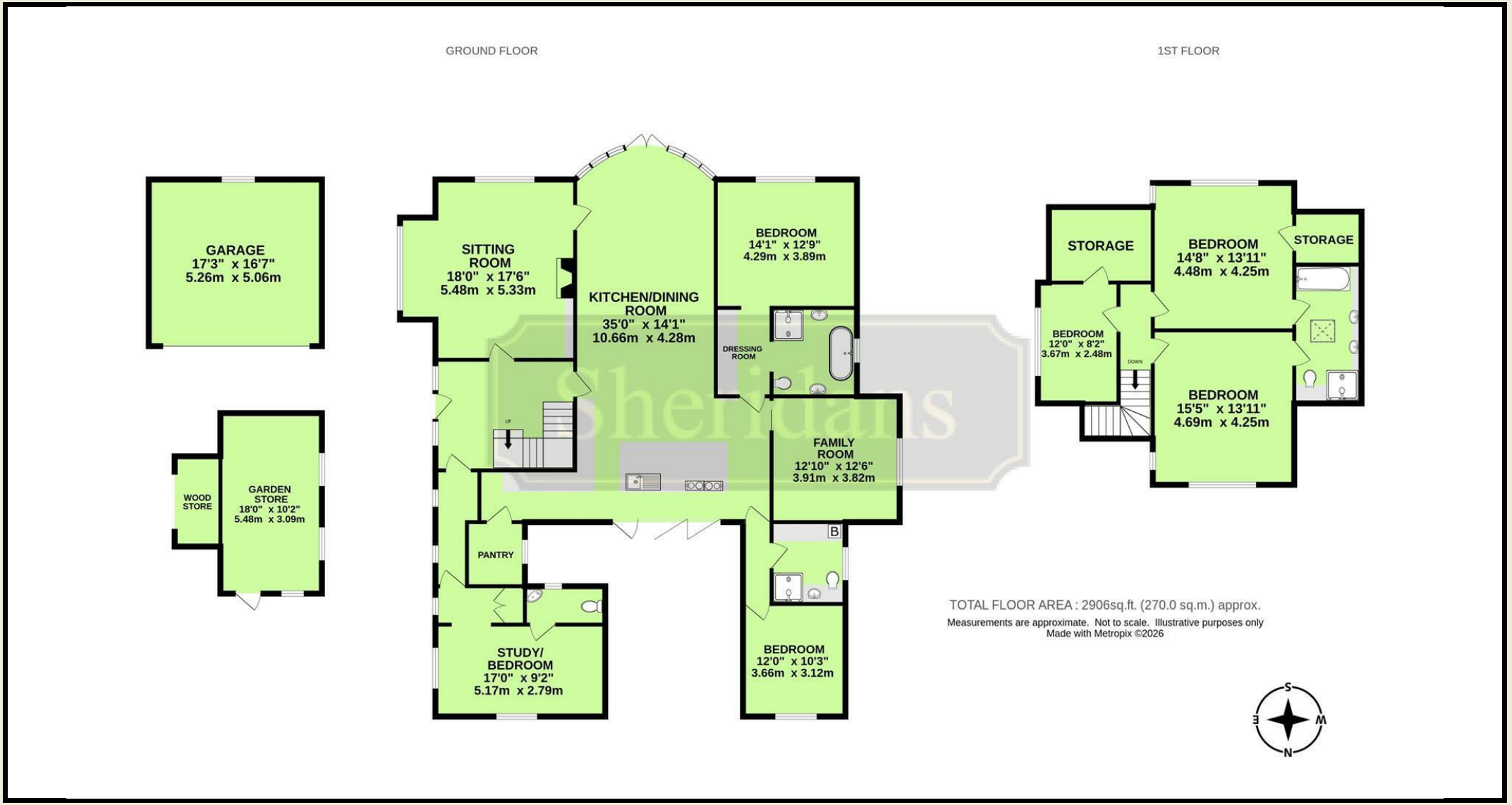
Services

All mains services are connected to the property. Gas fired radiator central heating.
Council Tax Band F
Broadband speed: Up to 1800 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three and O2 (Source Ofcom)
Flood Risk: Very Low Risk









These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

Sheridans Estate Agents

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The Property Ombudsman

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