

Little Barton,
Great Barton, Suffolk.

DAVID BURR









LITTLE BARTON, GREAT BARTON, BURY ST. EDMUNDS, SUFFOLK. IP31 2RF

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 Bury St. Edmunds and also Thurston (3 miles).

Understood to date from 1874, Little Barton occupies a discreet yet accessible position within this highly regarded village, surrounded by maturing grounds amounting to approximately **0.47 acres** and complemented by double garaging and ancillary accommodation. In brief the accommodation schedule extends to approximately 3,000 sq.ft. (including the annexe) and benefits from period features complemented by modern sympathetic additions.

An elegant Victorian family home on the outskirts of Bury St. Edmunds with annexe accommodation and formal gardens.

RECEPTION HALL: With exposed red brick flooring, high ceilings, inset log burning stove with fireplace surround, integral cloaks/storage cupboard, stairs rising to first floor, window to side aspect and door to:-

DRAWING ROOM: Sympathetically extended providing a versatile reception space with dual aspect windows to rear and side. The focal point for the room is provided by the inset log burning stove with ornate surround and hearth. French style double doors open to a small terrace abutting the side of the property.

SITTING ROOM: A versatile space with dual aspect south facing windows to front and door to:-

DINING ROOM: Ample space for formal dining and entertaining. South facing window to front. Stone tiled floor. Open plan to the:-

KITCHEN/BREAKFAST ROOM: With a vaulted ceiling and exposed joinery. Handmade kitchen units with quartz worksurfaces over and island with oak worksurface over. Dual aspect windows to front and side. Finished with French style double doors opening on to a terrace abutting the side of the property. Integrated appliances include Rangemaster cooker with hob and extractor over, one and a half bowl stainless steel butler sink inset with drainer and mixer tap over. There is a Miele dishwasher, Miele fridge and Liebherr freezer. Twintec water softener. Stone tiled floor.

LAUNDRY/BOOT ROOM: Providing spaces for further white goods to include a washer and dryer. Additional worksurface and sink inset with drainer and mixer tap. Window and door to side. Fitted cupboards and full-height storage unit. Stone tiled floor.

Rear Hall:

PANTRY: Shelved with slim window to rear. Stone tiled floor.

CLOAKROOM: With white suite comprising WC and heritage style wash hand basin with hot and cold taps. Radiator and frosted window to rear. Stone tiled floor.

BOILER ROOM: Housing the oil-fired boiler and hot water cylinder with window to rear aspect. Quarry tiled floor.

First Floor

LANDING: Accessed via the primary staircase. Door to:-

PRINCIPAL BEDROOM: A substantial principal suite initially comprising a double bedroom with dual aspect windows to either side and door to:-
EN SUITE: With white suite comprising WC, hand wash basin on an in-built vanity unit, walk-in shower and sky light. Heated towel rail and under floor heating.
DRESSING ROOM: Forming part of the 2-storey extension and tastefully fitted with 3 walls of integral wardrobe/storage with window to rear aspect.

GUEST SUITE/BEDROOM 2: Accessed via the secondary staircase with dual aspect windows to front and side. Integral shelved storage cupboard and door to:-
ENSUITE: With white suite comprising WC, hand wash basin and corner shower. Heated towel rail.

BEDROOM 3: A substantial double bedroom with dual aspect windows to front and side. Integral shelved storage cupboard.

BEDROOM 4: Double bedroom with integral storage cupboard and window to front aspect.

FAMILY BATHROOM: With WC, heritage style hand wash basin with hot and cold taps. Panelled bath with shower attachment and screen. Heated towel rail and frosted window to rear.

ANNEXE/WORKSHOP

Situated behind the principal dwelling, the annexe benefits from self-contained accommodation with entrance door immediately leading to:-

BEDROOM 5/HOME OFFICE: The space could be altered to include a kitchenette subject to obtaining the relevant permissions. Door to:-
ENSUITE: With white suite comprising WC, hand wash basin and corner shower.

Outside

The property benefits from mature grounds to which the principal dwelling is near central. The property is initially accessed via a sweeping gravel driveway guarded by double gates that provide access to **ample OFF-ROAD PARKING** for a number of vehicles as well as vehicular access to:-

DOUBLE GARAGE: With electric up and over door, cladded elevations and side door. Power and light connected with a window to the side aspect.

The majority of the grounds are laid to lawn with a terrace situated off the kitchen/breakfast room, ideally placed for outdoor dining and entertaining. There is a **LOG STORE** and all the boundaries are clearly defined with the benefit of maturing hedging.

In all about 0.47 acres

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AGENTS NOTE

We understand that there is a Tree Preservation Order which applies to a number of trees within the grounds of the property.

SERVICES: Main water, drainage and electricity are connected. Oil-fired heating. **NOTE**: None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: G - £3,640.32 – 2025/26.

EPC RATING: D.

BROADBAND SPEED: Up to 1000 Mbps (source Ofcom).

MOBILE COVERAGE: EE, 02, Three and Vodafone – good outdoor, variable in-home. (source Ofcom).

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WHAT3WORDS: ///castle.aimed.bought.

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

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East Barton Road, Bury St. Edmunds, IP31

Approximate Area = 2851 sq ft / 264.8 sq m
Garage = 465 sq ft / 43.1 sq m
Annexe = 349 sq ft / 32.4 sq m
Total = 3665 sq ft / 340.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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