



Lord Mayor's Cottage

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

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Lord Mayor's Cottage

Grade II listed thatched cottage with origins dating to the 15th century, set in about 1.4 acres with river frontage to the River Lark. Rich in period charm with four bedrooms, multiple reception rooms, beautiful gardens, fishing and mooring rights, in the desirable village of Barton Mills.



* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



Step Inside

Rich in architectural character and historical significance, the property is widely associated with Sir Henry Barton, who is thought to have lived here during his lifetime, lending a remarkable connection to this already captivating home.

According to Historic England, the building is primarily a 17th-century structure incorporating a late-medieval core, with sympathetic alterations introduced during the early 19th century. Predominately timber-framed and plastered, with elements of the structural frame exposed externally, the cottage beautifully illustrates the architectural evolution of a hist Over the years, Lord Mayor's Cottage has been thoughtfully enhanced and sensitively updated to provide modern comfort while preserving its remarkable architectural integrity. Today it offers a wonderfully versatile home arranged over two floors, where history and craftsmanship are immediately apparent upon entering.

At the heart of the home lies a beautifully appointed kitchen featuring bespoke handcrafted solid wood cabinetry and polished granite work surfaces. An electric Aga range provides both warmth and character, while a central island topped with a traditional butcher's block creates an ideal space for informal dining and food preparation.

Adjoining the kitchen, a hard wood-framed conservatory offers a delightful space in which to enjoy the gardens throughout the changing seasons, with French doors opening directly onto the terrace.

Elsewhere on the ground floor are several inviting reception rooms, including a welcoming sitting room centred around an open fireplace, a formal dining room ideal for entertaining, a cosy snug with inglenook fireplace and a separate study providing a peaceful workspace.

The accommodation provides four bedrooms arranged across the two floors. A ground-floor bathroom and two cloakrooms offer practical convenience, while the principal bathroom on the first floor is beautifully appointed and features a striking freestanding copper bath together with a separate shower cubicle.

Additional spaces include a dressing room, utility room and gas-fired central heating system, ensuring the home remains comfortable throughout the year.





Step Outside

Lord Mayor's Cottage occupies a delightful and highly private position within beautifully maintained gardens and grounds extending to approximately 1.44 acres (subject to survey).

Approached discreetly behind a neatly clipped hedge, the property is accessed via an extensive shingled driveway providing generous parking and leading to the attached store with double side-hung doors, power and lighting (formerly part of the subsequently converted garage). A charming traditional lychgate creates a pedestrian entrance directly from the village street.

To the rear, landscaped lawns and mature planting create a series of tranquil outdoor spaces, including a paved terrace perfect for al fresco dining and entertaining. A small ornamental pond with rockery sits alongside a much larger wildlife pond fed by two natural springs.

One of the property's most enchanting features is its direct frontage onto the River Lark, where the gently flowing waters attract abundant wildlife. Otters and deer are frequent visitors, while in the summer months the clear river reveals fish including chub, pike and



Location

The historic village of Barton Mills lies on the southern bank of the River Lark and offers a welcoming rural community with a long and fascinating heritage.

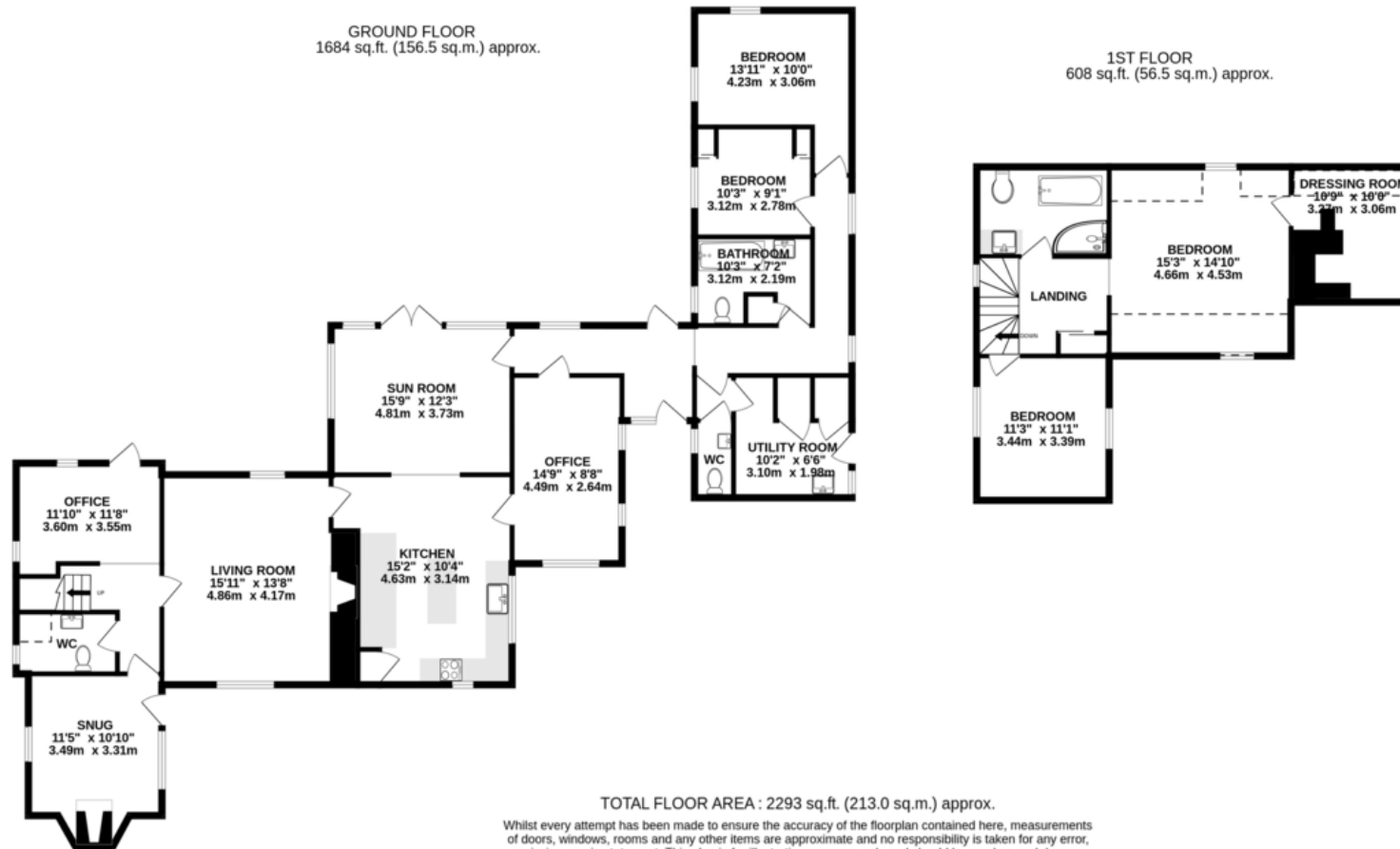
Today the village retains a strong sense of community with an active village hall, parish church and two popular public houses serving as social hubs for residents.

The location is ideally placed for access to the wider region, lying approximately nine miles from the renowned horseracing town of Newmarket and around fourteen miles from the historic market town of Bury St Edmunds, both offering an excellent range of shopping, dining and leisure facilities.

Conveniently positioned just off the A11, Barton Mills also provides straightforward connections to Cambridge and London, making it an appealing setting for those seeking the charm of village life combined with access to major centres.

Services

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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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