Lord Mayors Cottage, 53 The Street, Barton Mills, IP28 6AA

CHEFFINS

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Lord Mayors Cottage

53 The Street, Barton Mills,
IP28 6AA

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Guide Price £750,000

- Grade II Listed Cottage
- Set in 1.44 Acres of Landscaped Grounds (sts)
- 4 Double Bedrooms
- 4 Reception Rooms
- Historical Period Home
- Garage & Large Driveway
- Convenient Access onto A11
- Backs onto the River Lark (Fishing & Mooring rights)
- Long straw ridge replaced in May 2026
- Timber frame was refurbished in 2024/25

Lord Mayors Cottage sits within approx. 1.44 acres (sts) of beautifully landscaped and private grounds, backing onto the River Lark. The property has been sympathetically improved while preserving its character offering over 2,200 sq ft of accommodation retaining a wealth of period features throughout. Ideally positioned within a quiet village location, the property also provides convenient access to major transport routes connecting to Bury St Edmunds, Newmarket, Cambridge and London.

LOCATION

BARTON MILLS is located 9 miles from the famous racing town of Newmarket, 14 miles from Bury St Edmunds and is well situated for the market town of Mildenhall which offers extensive shopping and recreational facilities. The A14/All trunk road provides access to Newmarket, the University City of Cambridge and London via the M11.

ENTRANCE HALL
with a double glazed entrance door, radiator, double glazed window and door to the rear aspect.

INNER HALLWAY
with loft access with ladder, 2 double glazed windows to the side aspect.

CLOAKROOM
with a low level WC, hand wash basin, heated chrome towel rail, marble tiled floor, feature arched double glazed window.

UTILITY ROOM
with a butler sink cupboard unit, oak block worksurface, space and plumbing for washing machine and dishwasher, space for an American style fridge freezer, Norfolk pamment tiled floor, cupboard housing the gas fired boiler, further cupboard housing the hot water cylinder and immersion heater, double glazed window and fully glazed door to the side aspect.

BEDROOM 3
A dual aspect room with double glazed windows to the side and rear overlooking the garden with a radiator, vanity wash basin with mirror and lighting.

BEDROOM 4
with built-in wardrobes and over bed storage cupboards, radiator, double glazed window overlooking the garden.

BATHROOM
with a panelled bath with shower over, vanity wash hand basin, low level WC, ladder style heated towel rail, part tiled walls, double glazed window.

KITCHEN
A beautiful room comprising bespoke handmade wall and base cabinets with granite work surfaces over, a Butler sink with mixer tap and water spray tap, central island with Butchers block working surface, integrated dishwasher, bin store and larder fridge, freestanding Aga range cooker with twin hot plates and three ovens and extractor hood over, exposed beam, glass splashbacks, Norfolk Pamment tiled flooring, radiator, double glazed windows to the front and side aspects.

OFFICE/DINING ROOM
with an exposed beam, light-stained glass window to front aspect, twin arched windows to the side and an arched glazed door leading through to entrance hall.

SUN ROOM/BREAKFAST ROOM
Open plan with the kitchen with double glazed windows and French doors leading onto the outside terrace, glazed roof, radiator, ceramic tiled flooring.

LIVING ROOM
with a feature fireplace with inset grate and chimney canopy, log store with Pamment tiled hearth, exposed joists, stud work and beams, radiator, wall lights, leaded light stained glass window to the front aspect and a feature arched window to the rear aspect.

INNER HALL
with exposed beams, radiator, stairs leading up to the first floor.

STUDY
with secondary glazed windows, exposed joists, stud work and beams, radiator, door to garden.

CLOAKROOM
with exposed joists, stud work and beams, low level WC, hand wash basin.

SNUG
with an Ingelnook fireplace with bressumer beam, exposed joists, stud work and beams, windows to the front and side aspects, door leading to front aspect.

FIRST FLOOR

LANDNG
with a storage cupboard, exposed joists, stud work and beams, window to the side aspect.

BEDROOM 1
A dual aspect room accessed via three steps up with exposed joists and stud work, sloping ceilings, radiator, down to;

DRESSING ROOM
with exposed joists, stud work and beams, sloping ceilings, fitted wardrobes, vanity hand wash basin, window to front aspect.

BEDROOM 2
A dual aspect room with double glazed windows to the front and side aspects, exposed floorboards, exposed beams, radiator.

BATHROOM
A beautiful room comprising a freestanding copper bath with a copper mixer tap and shower attachment, high level WC, feature vanity wash basin with copper mixer tap (by Thomas crapper), corner shower cubicle with a thermostatically controlled rainfall shower rain shower, enamel/copper antique heated towel rail, exposed joists, stud work and beams, Amtico vinyl tiled flooring, window to the rear aspect.

OUTSIDE
Lord Mayor's Cottage is approached via a large shingled driveway providing ample parking for various vehicles. The front garden is partly enclosed by hedgerow borders with a variety of shrubs and flowers and a traditional lychgate providing pedestrian access.

The property is set in beautiful grounds of approximately 1.44 acres (sts) and backs onto the natural riverbank of River Lark. The rear garden is landscaped and laid to lawn with a variety of relaxing spaces including an ornamental pond, a further natural spring fed larger wildlife pond and a secluded and private area known as the "Secret Rose Garden". Further to this there is a variety of trees, flowers and shrubs throughout the garden, vegetable beds, a cedar wood greenhouse and a large patio seating area adjoining the property.

GARAGE
with double timber doors, power and lighting.

SALES AGENTS NOTES
Please note the property is Grade 2 listed and located in a conservation area.

The property is constructed with a combination of brick/block/render and timber framed under a pantiled and thatch roof.

The main Thatched roof is constructed using Norfolk reed (advised to have a potential lifespan of approx. 70 to 80 years). Long straw is used over the ridges and decorative items which is advised to have a lifespan of approx. 15 to 20 years. The long straw ridge and decorative features have been replaced in May 2026. In addition, the timber frame was fully refurbished in 2024/25.

For more information on this property, please refer to the Material Information Brochure on our website.

THOMAS
CRAPPER

Lord Mayors
Cottage

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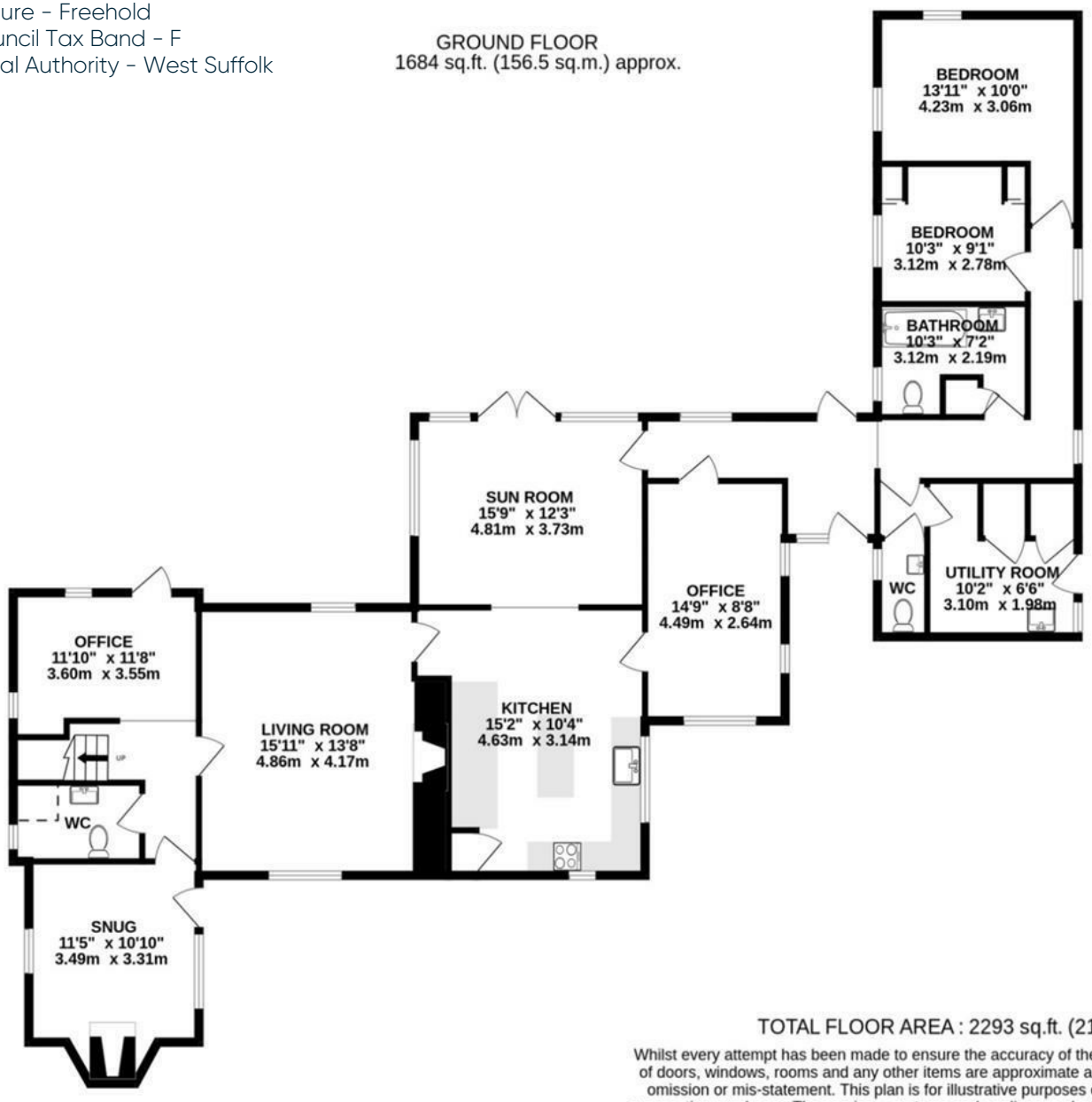
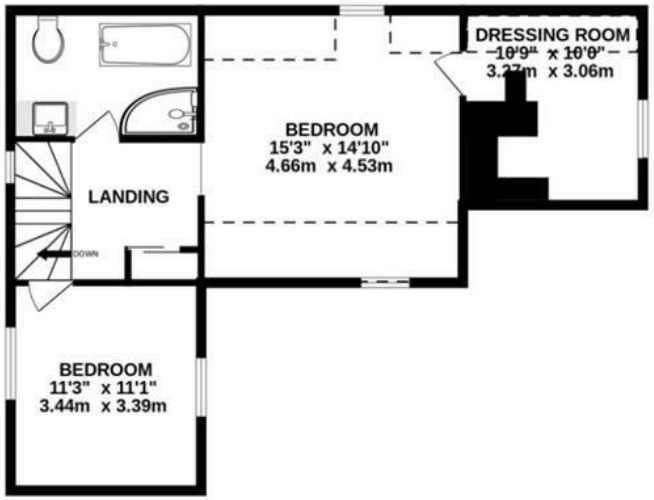
Guide Price £750,000
Tenure - Freehold
Council Tax Band - F
Local Authority - West Suffolk

GROUND FLOOR
1684 sq.ft. (156.5 sq.m.) approx.



1ST FLOOR
608 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA : 2293 sq.ft. (213.0 sq.m.) approx.

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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Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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