

DAVID  
BURR



Turret Lodge,  
The Park,  
Great Barton,  
Suffolk. IP31 2SX





Unique contemporary design meets  
historic charm in a desirable location





**TURRET LODGE,  
THE PARK,  
GREAT BARTON,  
BURY ST. EDMUNDS, SUFFOLK.**

Bury St. Edmunds – 8 mins

Cambridge – 45 mins

Stansted Airport – 55 mins

Stowmarket – 19 mins

Commuter rail links to London from both Cambridge and Stowmarket.

Kitchen/dining/living room, sitting room, snug/study, utility room/boot room, 2 cloakrooms.

5 bedrooms, 3 bathrooms.

Air conditioning and underfloor heating.

Garage, ample parking, stunning private gardens with Japanese garden and award winning Royal Horticultural Society design.

**In all about 0.46 acres.**





## Turret Lodge – The History

Turret Lodge was built in 1923 by American architect Arthur Schofield in the American Colonial style and once owned by Ernest Payne, the well-regarded Suffolk artist. Turret Lodge has enjoyed a rich history and occupies a discreet yet established setting within The Park in Great Barton. The Park was once part of the grounds of the Bunbury Estate, associated with Barton Hall. Turret Lodge was built on the first plot of land to be sold from the estate, with the other properties following more recently. The property has unique character and a rich history, but it remains unlisted in status. The current owners have substantially enhanced and extended the accommodation while retaining the historic charm. The kitchen/dining/living room addition is inspired by the architectural charm of the buildings in nearby Hall Park.





## Turret Lodge – The Accommodation

Turret Lodge has been substantially improved by the current owners, with the goal of providing a comfortable and modern family home. By combining charming historical features with modern technologies and contemporary finishes they have created one of the most unique homes in the region. An outstanding feature of the house is the asymmetric peaked-roof kitchen/dining/living room. It is flooded with natural light and fitted with high end premium culinary appliances, a Dekton-stone waterfall effect kitchen island and a walk-in pantry. The focal points of the room are the suspended log burning stove and frameless glass window seat overlooking the rear gardens. The central cosy sitting room has high ceilings, period detailing and log burning stove. The study/snug is a currently a library for the owners. On the ground floor is the principal bedroom suite comprising a substantial bedroom, dressing room and striking marble bathroom with high quality finishes and a premium feel. Another large bedroom is located on the ground floor as is the main bathroom with roll-top bath and separate shower, 2 cloakrooms and a utility/boot room. On the first floor there is a dramatic bathroom and 3 large bedrooms including a guest suite. Each room providing a different view of the stunning gardens.







## Turret Lodge – The Grounds

Turret Lodge enjoys a private setting with grounds of approximately half an acre enclosed by century old towering mature beech trees from the original Bunbury Estate and Arboretum. It is a plantsman's garden, designed and planted by an award winning Royal Horticultural Garden designer with several distinct areas while retaining an informal layout. To the front is a prairie style mixed border with David Austin roses, cottage garden plants and exotic grasses. There are rambling roses through the trees and an architectural beech hedge along the western boundary with a small vegetable plot and fruit/herb garden to the east. To the rear, the south facing gardens are predominately laid to lawn with protected mature woodland at the rear boundary. A Japanese maple garden flanks the eastern boundary with a variety of species creating a striking layered effect. Under the ancient Magnolia is a stumpery, home to over 30 species of fern and on the western side of the grounds is an exotic shade garden with resilient large leaf palms. There is a classic English cottage garden to the rear of the house. The gardens have been designed with minimal maintenance required to provide year-round colour, structure and interest across the seasons. Being south facing, the rear garden provides plenty of full sun with shady places under the trees to relax.





## Bury St. Edmunds – A history

Bury St. Edmunds is a historic market town in Suffolk with routes dating to the medieval period having gained prominence in the 11<sup>th</sup> Century with the founding of the Abbey of St. Edmund, built to honour the martyred King Edmund of East Anglia. The Abbey became a major pilgrimage site and played a pivotal role in England's religious and political history and notably in 1214 Barons met here to swear an oath that led to the Magna Carta marking Bury St. Edmunds as a key site in the development in the constitutional governments. Today the town blends its rich heritage with modern amenities making it a vibrant place to live and visit, the ruins of the Abbey and the beautiful abbey gardens offer scenic and historic charm while the towns Georgian architecture adds further character and kerb appeal. Bury St. Edmunds offers a thriving food and arts scene, independent shops and regular markets reflect its long-standing commercial heritage and The Apex – a modern music venue and The Theatre Royal, one of the UK's oldest working theatres. There are strong transport links providing a balance of historical significance and contemporary living making it a popular place of residence for all walks of life.





## Turret Lodge – Technical Details.

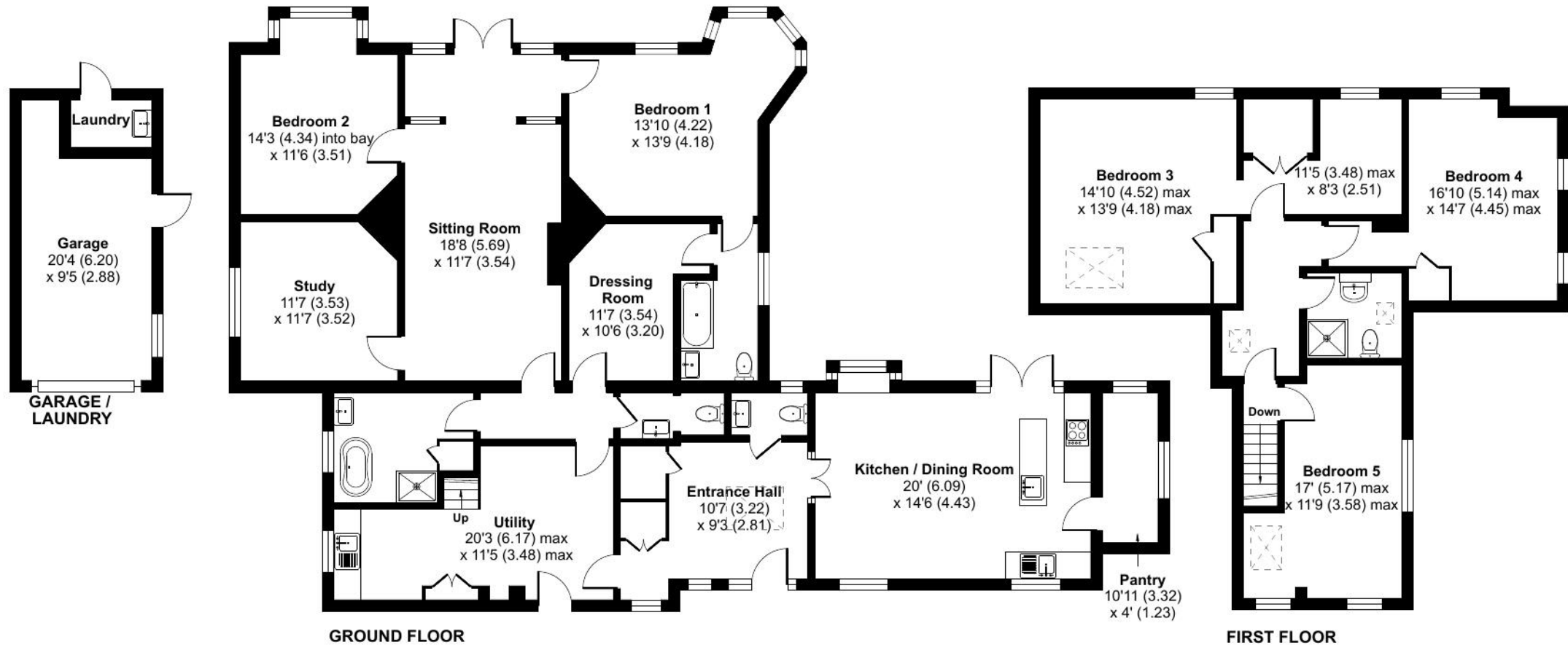
In addition to its historic charm, Turret Lodge has been transformed into a modern family home by including underfloor heating; 3 reverse cycle heat pumps which provide air-conditioned heating and cooled air; a 'back to base' intruder and fire alarm; double combination ovens, gas hob and a Zip tap providing boiling, chilled and sparkling filtered water. The kitchen/dining/living room has Crittall style glass internal and external doors opening onto the sun-drenched porcelain tiled terrace.





# The Park, Great Barton, Bury St Edmunds, IP31 2SX

For identification only - Not to scale





## Turret Lodge – Services

Mains water, drainage and electricity are connected. Gas Central heating using radiators in the main house and underfloor heating in the kitchen/dining/living room. 3 Reverse Cycle Air Conditioner heat pumps providing heated and cooled air. 2 log burners.

**LOCAL AUTHORITY:** West Suffolk Council: 01284 763233. Council Tax Band: Band F - £3,144.24.

**EPC Rating:** D

### AGENTS NOTE

We understand that part of the garden is subject to Tree Preservation Orders.

**BROADBAND SPEED:** Up to 41 Mbps (source Ofcom).  
**MOBILE COVERAGE:** EE, Three, 02 and Vodafone – outdoors, likely (source Ofcom). NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

**WHAT3WORDS:** ///bright.watching.remarking.

**VIEWING:** Strictly by prior appointment only through DAVID BURR Bury St Edmunds 01284 725525. NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

