



**Riverside, 59 The Street,
Barton Mills**

**DAVID
BURR**





Riverside, 59 The Street, Barton Mills, IP28 6AA

Barton Mills is a small village approximately 8 miles north of the home of English racing, Newmarket. The centre of Bury St Edmunds and the high-tech University City of Cambridge are 11 miles and 20 miles respectively. There are good everyday shopping facilities available in nearby Mildenhall, Newmarket and more comprehensive shopping, recreational and educational facilities in both Cambridge and Bury St Edmunds. There are excellent local schools and independent schools at Culford, Newmarket, Bury St Edmunds, Ely and Cambridge.

Riverside is a special detached home, never having been placed on the open market before. Architecturally designed and built by the current owners the property now offers outstanding scope and potential for improvement or extensions subject to planning consents. Comprising accommodation in total exceeding 2400 sq foot this property enjoys rooms to include 4 bedrooms, an open plan kitchen area and superb first floor sitting room with balcony overlooking the stunning, mature gardens backing onto the River Lark.

Individual, architect designed detached house requiring modernisation standing within gardens of 0.75 acres and backing onto the River Lark.

Ground Floor

ENTRANCE HALL A welcoming entrance hall with an airing cupboard housing the hot water cylinder, together with a further storage cupboard.

GROUND FLOOR BEDROOM A well-proportioned double bedroom featuring fitted wardrobes and bedroom furniture, with a window overlooking the front aspect.

FAMILY BATHROOM Appointed with a panelled bath, wash hand basin and low-level WC, complemented by a side aspect window providing natural light.

STUDY / BEDROOM A versatile room with fitted furniture and wardrobes, enjoying views to the front and suitable as either a home office or additional bedroom. Sliding glazed doors from the entrance hall open into the principal living space.

OPEN-PLAN KITCHEN / DINING / FAMILY ROOM The heart of the home, this generous open-plan space offers excellent flexibility for modern family living and entertaining. A staircase rises to the first floor, while sliding patio doors provide direct access to the rear garden.

The kitchen is fitted with a range of base and wall units, work surfaces incorporating a sink and drainer, and benefits from a window overlooking the rear garden. The dining and family area comfortably accommodates a large dining table alongside seating area. A wood-burning stove provides a focal point, while windows to both side elevations create a bright, dual-aspect living environment.

GROUND FLOOR BEDROOM / OFFICE A further versatile room with fitted wardrobe and rear aspect window, ideal as an additional bedroom, home office or hobby room.

UTILITY ROOM Fitted with work surfaces and cupboard storage beneath, with space and plumbing for both a washing machine and tumble dryer. The room also houses the Glow-worm gas-fired boiler, electric consumer unit and meter, with a door providing external side access.

First Floor

LANDING The landing provides access to the principal bedroom, sitting room and shower room, together with a spiral staircase leading to the loft room.

SITTING ROOM A beautifully proportioned dual-aspect reception room featuring an open fireplace, exposed brick character wall and timber beam detailing. Sliding patio doors open onto a decked balcony, creating an elevated seating area overlooking the gardens and the River Lark beyond.

PRINCIPAL BEDROOM A spacious double bedroom with fitted wardrobes and bedroom furniture, enjoying a front aspect.

SHOWER ROOM Fitted with a shower enclosure, wash hand basin and low-level WC, with a side aspect window.

LOFT ROOM A substantial boarded loft space extending across the width of the property, with two roof windows to the rear, power, lighting, a wash hand basin and additional storage cupboard.

Please note this room has not been signed off under Building Regulations for use as habitable accommodation. It currently provides excellent storage and offers potential for future conversion, subject to the necessary planning permissions and Building Regulations approval.

Outside

The gardens are undoubtedly one of the property's defining features, with the total plot extending to approximately 0.75 acres. Predominantly laid to lawn, the gardens are complemented by established shrub borders, an variety of trees, mature planting and a generous patio terrace, creating an attractive setting for outdoor entertaining and family enjoyment.

Backing directly onto the River Lark, the property enjoys a unique waterside position, with the potential to launch a canoe, kayak or paddleboard directly from the garden, subject to any necessary consents.

DOUBLE GARAGE A detached, vaulted double garage with up-and-over door, power and lighting connected, together with side and rear pedestrian access.

SERVICES Gas fired central heating to radiators. Mains water. Mains drainage. Mains electricity connected. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY West Suffolk Council

COUNCIL TAX BAND E.

EPC D.

TENURE Freehold.

CONSTRUCTION TYPE Brick construction under tiled roof.

COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 45 mbps download, up to 8 mbps upload.

Phone Signal: Yes. Provider: Coverage is likely with all providers.

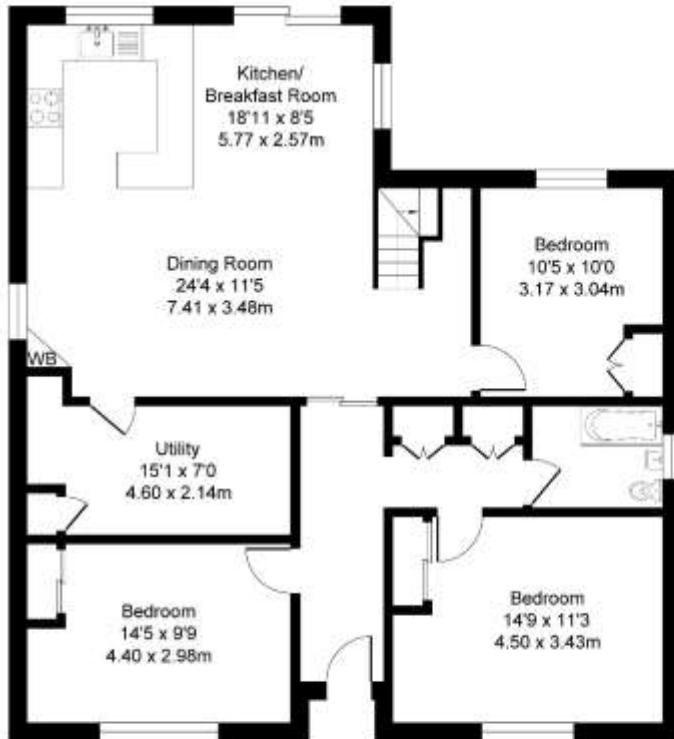
WHAT3WORDS [jokers.card.bloom](https://www.what3words.com/jokers.card.bloom)

VIEWING Strictly by prior appointment only through DAVID BURR.

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 whatsoever 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.



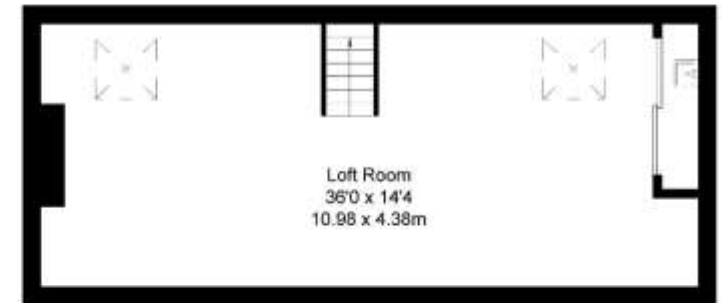
Ground Floor
Area: 106.8 m² ... 1150 ft²



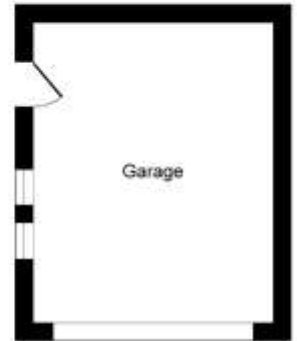
First Floor
Area: 71.4 m² ... 770 ft²



Second Floor
Area: 48.0 m² ... 518 ft²



Garage



Total Area: 226.2 m² ... 2438 ft²

All Measurements are approximate and for display purposes only

