



FORGE COTTAGE

GREAT BARTON
SUFFOLK



Forge remnants include the pair of exceptional crafted entrance gates as exhibited in conjunction with the Suffolk Rural Community Council on a visit by the Duke of Kent.

CONTENTS



PART 1	1-2
<i>Introduction</i>	
<hr/>	
PART 2	3-6
<i>Downstairs</i>	
<hr/>	
PART 3	8-11
<i>Upstairs</i>	
<hr/>	
PART 4	12-15
<i>Floorplan, The Great Outdoors & Location</i>	
<hr/>	
PART 5	16-17
<i>Provenance & Agent's notes</i>	
<hr/>	



Forge Cottage has been converted with architectural flair to create high specification airy living spaces while retaining its unique period charm.

- James Sawyer, Director of Whatley Lane



The inviting and elegant panelled front door entrance framed by ornamental trees and stylish outdoor lighting.

INTRODUCTION

A converted former forge cottage with 17th century roots, sensitively restored to its former glory complemented by a modern kitchen extension, front and rear gardens and extensive private parking is located on the edge of the desirable village of Great Barton, close to historic Bury St. Edmunds.

Positioned within an exclusive gated development by renowned local period homes specialist – Mothersole Builders – Forge Cottage is exemplar of a sympathetically restored Estate Cottage with its history dating back to the 17th century. Originally the workshops for the Bunbury Family's Barton Hall and Estate, the beautifully converted four-bedroom home once housed the blacksmith, wheelwright and possibly carpenter and coach builder. Since its sale in the 1900s, it remained in the same family for over 100 years until its recent acquisition and extensive renovation. Preservation of an historic relic was as important as creating the ideal modern family home. Behind its 'chocolate-box cottage' frontage with its façade faced in attractive black knapped flint and white brick dressings is a stunning modern two storey extension. The original timber-frame of the building has been perfectly restored and a pared back approach to the overall design has been taken to showcase the many period features married with many modern amenities such as underfloor heating throughout the ground floor. Of particular note is the impressive reception hall with inglenook fireplace, exposed ceiling timbers and studwork, inner hall with bespoke oak framed and glazed segmental staircase forming a galleried landing, capacious triple aspect kitchen/breakfast room with island, elegant sitting room with cleverly conceived adjoining snug/study, exquisitely appointed bathroom and walk-in shower rooms to include a large ground floor suite and vaulted principal bedroom.

Approached through a shared gated entrance along a gravel driveway with the asset of extensive private parking to the rear. Fully enclosed to give a good degree of privacy, the gardens are low-maintenance landscaped with lawns, planting and terraced areas.

Conveniently situated on the edge of the well-served village of Great Barton, highly accessible via the A143, and located three miles northeast of the vibrant Cathedral market town of Bury St. Edmunds. The University City of Cambridge is easily reached via the A14 east-west major road link and with the M11 providing a fast route to London.

DOWNSTAIRS

Forge Cottage has been comprehensively and sympathetically restored to include a stunning modern rear garden kitchen extension. The versatile and well-appointed accommodation measures approximately 2,763 sq ft (256.7 sqm) which will suit a broad range of buyers, from growing families to downsizers and those desiring the ultimate low maintenance 'lock-up and leave' solution - all who seek convenient country living.

You are instantly greeted by the substantial inglenook fireplace with its exposed red brick chimney breast. A wealth of exposed ceiling timber joists and studwork are to be marvelled at, and the space could double as a pleasant dining room. Adjacent is the light and elegant dual aspect sitting room with its useful home office niche. From the inner hall, a fabulous open-plan kitchen reveals handcrafted cabinetry that revolves around a central island and basks in natural light from an expanse of fenestration with two sets of French doors leading to a lovely dining terrace. There is a useful separate utility room and cloakroom. A neat touch is the family room / ground floor bedroom with its luxurious en-suite walk-in shower with white 'Carrara' marble porcelain tiles carved out of a large vaulted and uplifting space.





The pièce de résistance of the home is the light-filled triple aspect kitchen extension with its handcrafted cabinetry clad in Corian worktops and organised around a central breakfast island. Complete with a full range of high-quality integrated appliances - all by Siemens.





The impressive reception hall is open-plan to an inner hall with its striking bespoke oak and glazed segmental staircase rising to First Floor. A mix of stylish wall lights and pin lights provides a custom accent lighting solution

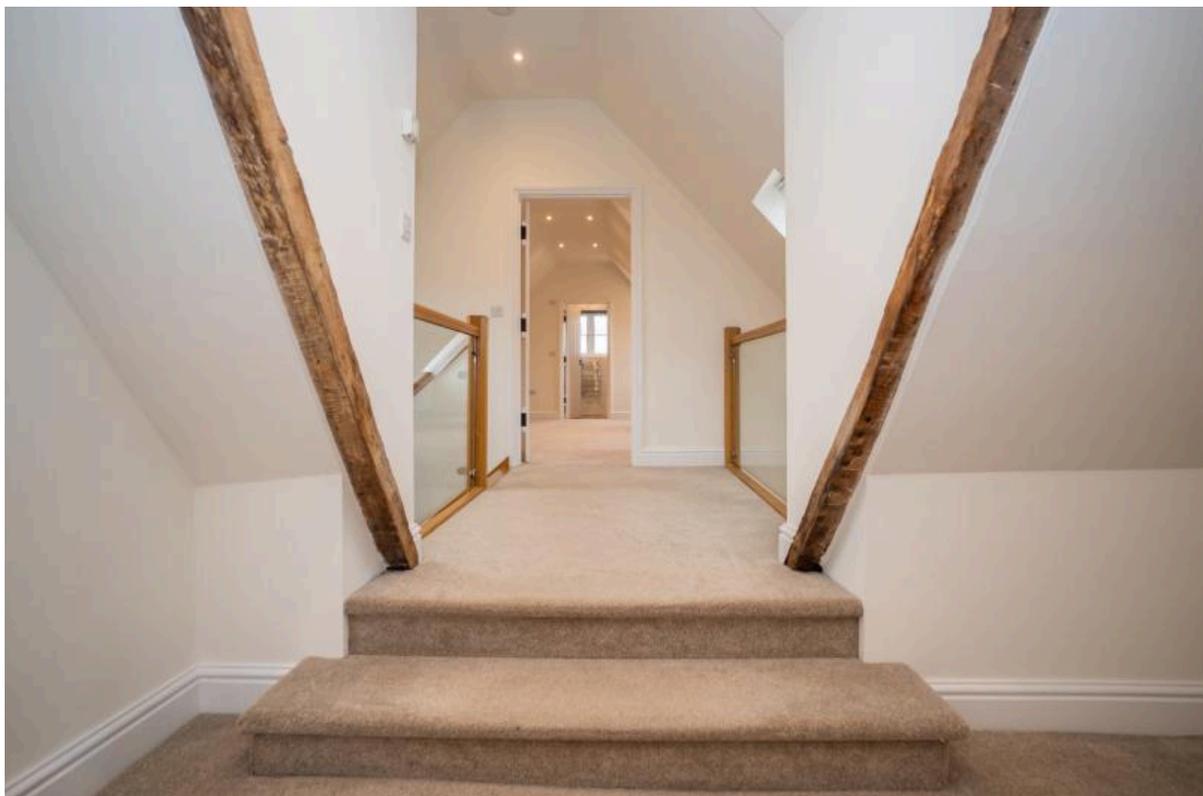




UPSTAIRS

A large split level galleried landing space is cleverly designed around the glazed staircase and, vaulted with two skylights, lead to a further three bedrooms. The principal bedroom is a beautiful light and airy space with two dormer windows. One of the four is a playful space designed to flow around the chimney breast. The home has been considerably wired with a focus on accent lighting and technologies to include bedside reading lamps, wall lights, CAT 5 ports and USB charge points.

The sumptuous ensuite shower room and family bathroom are luxuriously appointed with Grohe fittings and Kardean oak floors – the latter features a period iron fireplace as a delightful focal point. Both are tastefully tiled in white ‘Carrara’ marble porcelain.



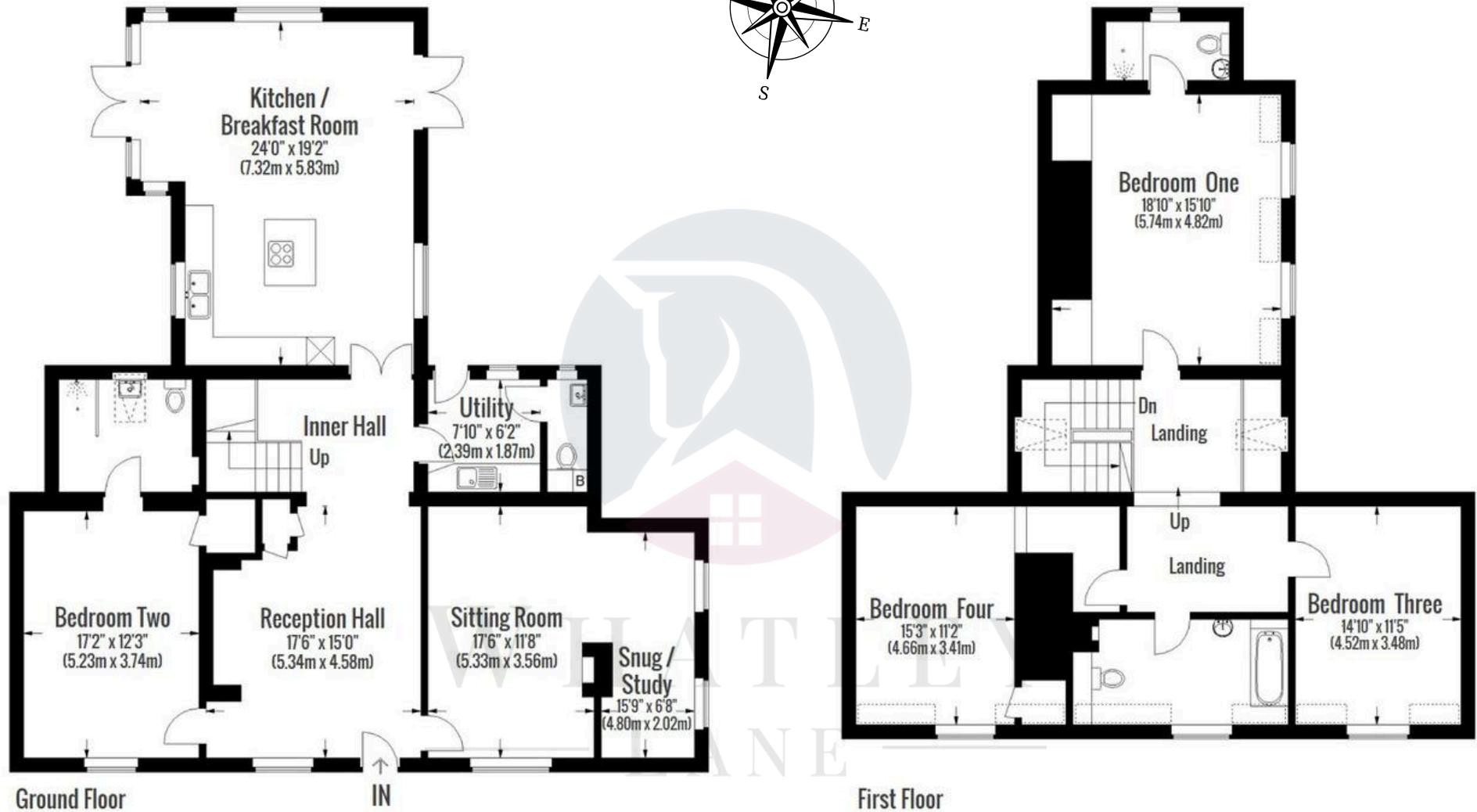
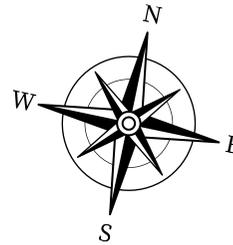


The principal vaulted bedroom with dormer windows and en-suite shower room.





FLOORPLAN



Approximate Gross Internal Area (GIA) | 256.7 sq m or 2,763 sq ft

THE GREAT OUTDOORS

Serene low maintenance front and rear gardens within a historic setting and private residential enclave.

Set back from the street, the gated entrance leads to the exclusive Old Forge development along a gravel driveway to the extensive private parking through a pair of brick piers. Lawns to the front and rear gardens - the latter is fully enclosed, part closeboarded fencing and part decorative iron railing with a gate to parking. Planted and landscaped for low maintenance, a series of Indian Sandstone terraces offer the perfect al fresco dining space.

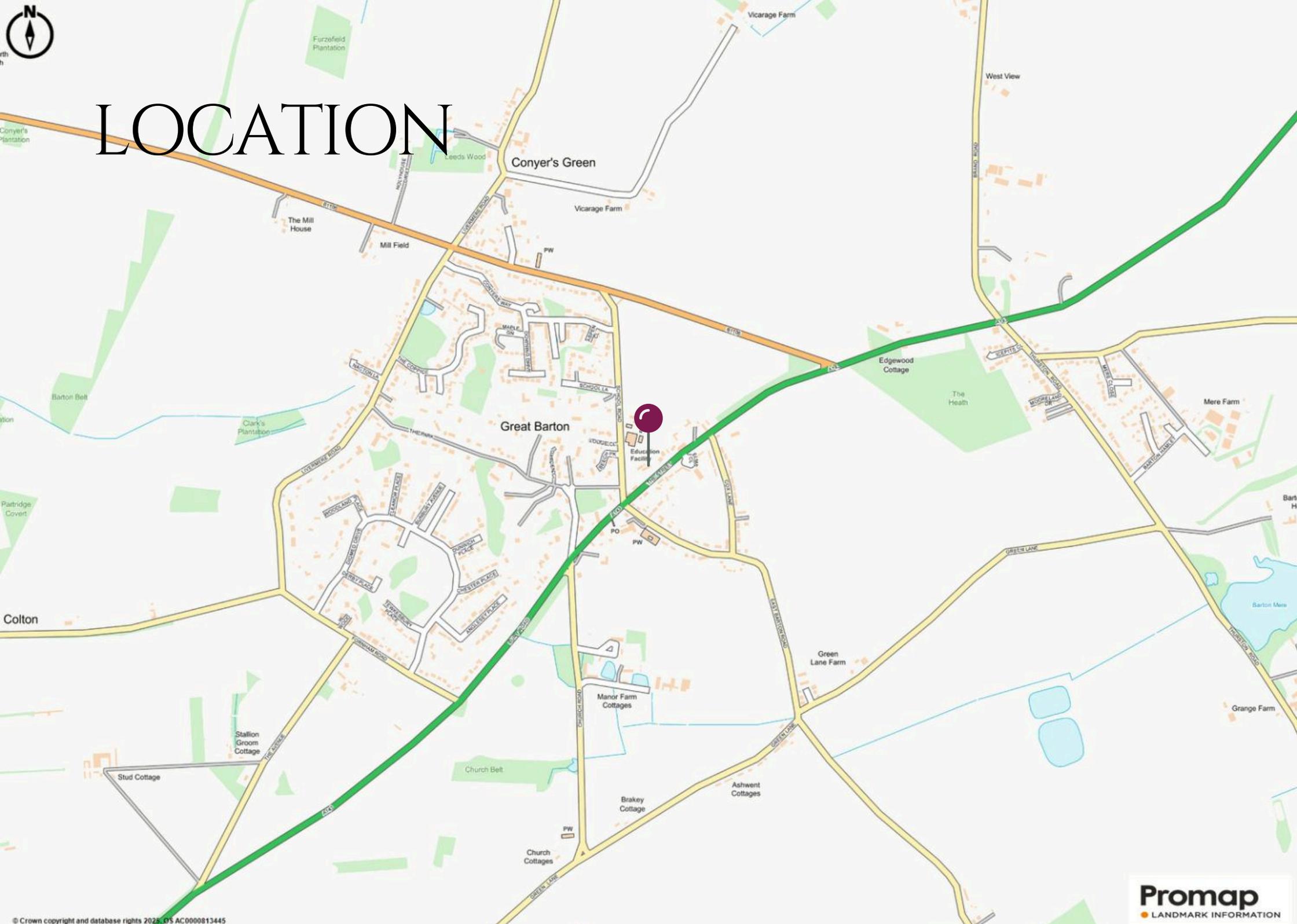




Forge Cottage | 14



LOCATION



PROVENANCE

Forge Cottage and the adjoining Forge once served the Bunbury Family Estate at Barton Hall, which met its demise in 1919 due to a fire. The blacksmiths workshop would have serviced the carriage horses housed at the Estate's stables and fulfilled farming requirements. Sir Henry Edward Bunbury, 7th Baronet (4 March 1778 – 13 April 1860) was responsible for much of the building on the estate, including cottages in The Street and the almshouses situated to the south. He also built the local pub The Bunbury Arms in 1844. A British Soldier and historian he rose to the rank of Lieutenant-General having served in the army from 1785 to 1809 and later Under-Secretary of State for War and the Colonies from 1809 to 1816. In 1815, he was responsible for informing Napoleon of his sentence of Deportation to St Helena. His military memoirs 'Narratives of Some Passages in the Great War with France' were first published in 1854 and provide fascinating insight into the Napoleonic Wars.

Sir Henry's uncle, Sir Charles owned and trained the first 1790 Epsom Derby winning horse at Barton Hall. A little known fact, the renowned Epsom Derby would have been called the Epsom Bunbury if Sir Charles Bunbury had not lost the toss of a coin to name the race to Earl Derby. Given the family's racing patronage, many a winning horse shoe could have been forged here!

The pair of ornate entrance gates are a piece of exceptional work forged within the former workshop. Historically these were exhibited in conjunction with the Suffolk Rural Community Council to demonstrate local skills, on a visit by the Duke of Kent and now remain as an integral part of the Grade II Listing.

FORGING AHEAD:

In 2019, renowned local period homes specialist – Mothersole Builders – began extensive renovation works to sensitively transform the Forge and associated buildings into an exclusive residential development.

Pictured right: the family crest for Sir Charles James Fox Bunbury.



AGENT'S NOTES:

TENURE

The property is available for sale by private treaty on a FREEHOLD basis.

PARKING

A pair of brick piers lead to concealed gravelled off-street parking for four vehicles.

LISTED DESIGNATION

The property is Listed Grade II due to its historical and architectural significance.

SERVICES

Mains water, electricity, gas-fired central heating. Mains drainage. Plumbed multi-zone underfloor heating on ground floor. It is assumed all are connected, as none of these services have been tested.

LOCAL AUTHORITY

West Suffolk Council ([01284 763 233](tel:01284763233))

Council Tax Band F - £3,144.24 per annum (01 April 2025 - 31 March 2026)



CLIMATE POSITIVE

We are conscious participants in the built environment, and rooted in the business is our tree planting mission.

For each sale and letting successfully completed, we cover the cost of tree planting by contributing part of our commission to worldwide reforestation projects through our impact partner: Ecologi.

*We're in the
business of doing
good business.*

- James Sawyer, Director of Whatley Lane

BUY OR RENT PROPERTY, PLANT TREES

**Trees planted for every
property sold or let.**



it's
YOUR
WORLD

WE'RE JUST HERE TO HELP YOU MAKE YOUR MOVE.

From rural cottages to country residences, period townhouses and new homes, our professional sales and lettings teams offer a bespoke, unrivalled service, tailored to suit your needs.





CONTACT

+44 (0) 1284 765 256

bury@wlea.co.uk

1 Churchgate Street
Bury St. Edmunds
Suffolk
IP33 1RL

2 FORGE COTTAGE
GREAT BARTON
SUFFOLK, IP31 2NP

