



No.1, The Cottage
Mendlesham Road
Cotton
Stowmarket
IPI4 4RB

Guide Price £395,000





- Charming Grade II listed cottage with 3 useful attached outbuildings, front and rear gardens and off road parking
- 2 receptions, kitchen/breakfast, cloakroom, bathroom, 2 first floor bedrooms and an attic bedroom
- Set within a historic and quiet village yet within easy reach of main road and rail networks

Location

Cotton is an historic small village and civil parish located in Mid Suffolk. Nearby villages include Mendlesham (2.5 miles) and Bacton (1 mile) and is 4½ miles north east of its post town, Stowmarket which has a mainline railway station on the Norwich to London Liverpool Street line. The surrounding countryside is very picturesque and ideal for those wanting quiet rural walks.





The Property

This charming cottage has hidden depth which are not evident from the front aspect. Living accommodation comprises of a kitchen/breakfast room with store area leading off, a remarkable beamed and atmospheric sitting room with woodburning stove inset into the fireplace, a dining room with views out over the rear garden, cloakroom, two first floor bedrooms, bathroom and attic room. This is all supplemented by three large linked store areas, two with Perspex roofs. One makes an ideal utility room, another a store area, and to the rear is a useful workshop. The thatched part of the cottage dates back to the 15th century and merits its Grade II Listing. For those wanting a country retreat with a generous garden then look no further.

Outside

The property is approached from the road via a gravelled driveway with parking for 2 vehicles. A pretty picket fence and gated archway open into the front garden which in the spring and summer is ablaze with colour and the sunny front patio is an invited spot to sit. Access to the rear garden is via the attached store. The garden is approximately 35m long by 8.5m wide and contains a large patio area, a pond, a variety of shrub beds and a grassed area to the rear section contains newly planted fruit trees, a chicken hut and greenhouse.

Services

Mains water, drainage and electricity are connected to the property. Oil fired central heating.

Directions

From Diss head south on the A140, continue through Stoke Ash and take the right hand turn signed Thwaite. Continue through the village, turn left at the junction and then take the next right hand turn into Mendlesham Road. Proceed into the village of Cotton and the property will be found on the right hand side.

Viewing

Strictly by appointment with TW Gaze.

Freehold.

COUNCIL TAX BAND: D

REF19128/RV:

<http://cotton.onesuffolk.net/our-village/>

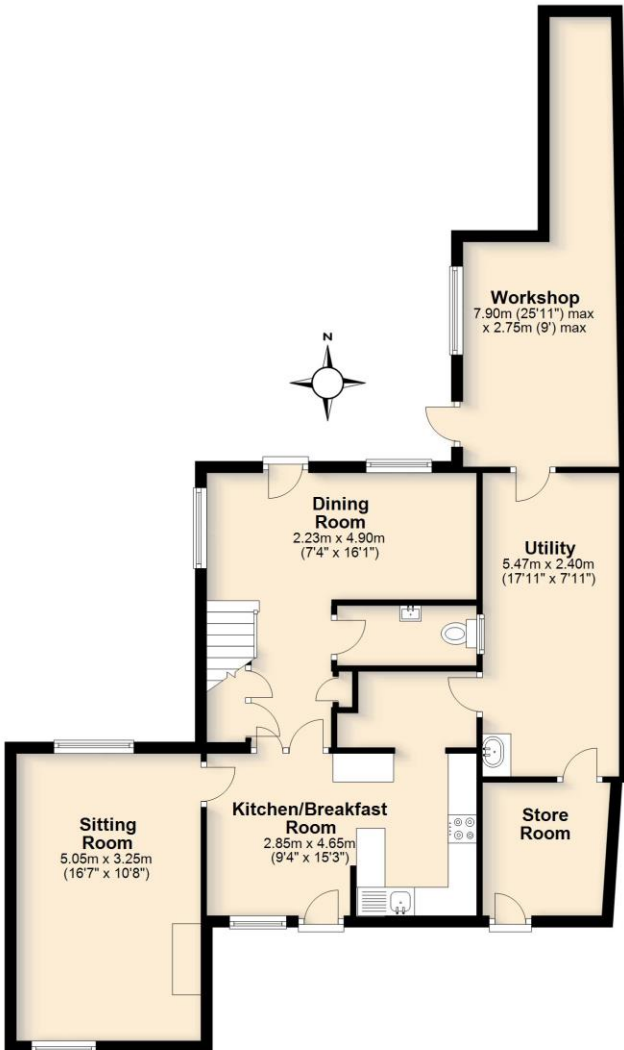
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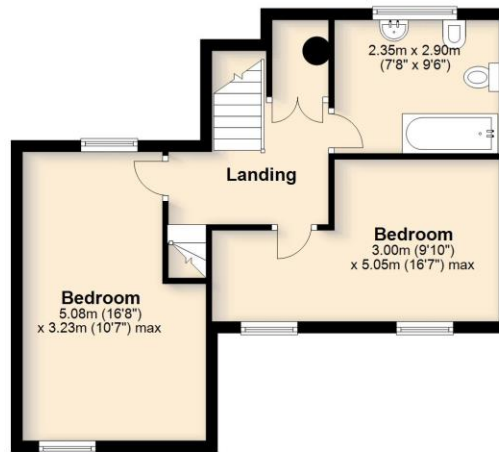
Ground Floor

Approx. 88.5 sq. metres (952.9 sq. feet)



First Floor

Approx. 43.3 sq. metres (465.6 sq. feet)



Second Floor

Approx. 8.8 sq. metres (94.2 sq. feet)



Total area: approx. 140.5 sq. metres (1512.8 sq. feet)

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