



Cow Green
Bacton

Guide Price £250,000

LACY SCOTT
& KNIGHT

150 YEARS est. 1869

I Cow Green

Bacton | Stowmarket | Suffolk | IP14 4HJ

Stowmarket 5 miles, A14 6 miles, Ipswich 15 miles

A charming 2 bedroom period cottage located in a small Mid Suffolk hamlet. Attractive outlook and rural surrounds. Available with no onward chain.

Entrance Hall | Living Room | Kitchen/Diner | Office/Study | Sunroom | Ground Floor Shower Room | Landing Bedroom | Principal Bedroom with En Suite wc | Garage & separate Store Shed | Attractive Plot

I Cow Green

The property is a period semi-detached cottage which is thought to be of early Victorian origin, with the original areas presented with rendered elevations under a pantiled roof.

The accommodation includes an entrance lobby, leading into a characterful living room which includes exposed timbers and an open fire with brick surround. Beyond is a kitchen/diner which has modern fitted cupboards and base units and includes a ceramic hob and eye level oven and microwave, and also has a tiled floor and tiled splashbacking. Behind the kitchen is an additional reception room which could be utilised as an office/study or an additional bedroom, and at the very rear of the property is a UPVC framed sunroom/conservatory which overlooks onto the rear garden.



Off the living room is a small side lobby which leads to the ground floor shower room and the staircase which is also off the living room leads to a landing bedroom area and then through to the principal bedroom which has an en suite wc and basin.

Outside

The approach to the cottage is via a gravel trackway over Cow Green which is a small Village Green.

The grounds offered with the cottage include a stone parking area to the front suitable for 2/3 cars which also provides access to a detached single garage which has up and over

vehicle access door and power and light connected. Behind the garage is a separate block built store shed which has power and light and also has plumbing for a washing machine. The rear garden which is west facing overlooks onto open farmland.

Location

Cow Green is a small hamlet of approximately a dozen properties which are clustered around the edge of an area of open space approximately 4 miles north of the Mid Suffolk town of Stowmarket, and 1 mile south of the main village of Bacton.

Facilities within Bacton include public house, village shop, doctors' surgery, primary school, church and village hall. Stowmarket offers a range of local shopping facilities together with other amenities including a sports centre, small cinema, and a mainline rail station offering a regular commuter service to London Liverpool Street.

Services

Mains water and electricity are connected. Private drainage. Heating is provided from an oil fired boiler located within the garage serving radiators in all principal rooms.

Local Authority

Mid Suffolk District Council - Council Tax Band B.

Agents Note

Viewers should be aware that the vendors are retaining a portion of the garden area to the side of the cottage (south) with the intention of submitting an application for planning permission.

Directions

From Stowmarket proceed northward on the B1113 through the village of Old Newton and onward in the direction of Bacton. Cow Green will be found on the left-hand side approximately 1½ miles north of Old Newton, and the cottage is the first property on the left as you drive onto The Green.

Viewings

By appointment with the sole selling agents Lacy Scott & Knight.



Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Agents, and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting, nor entitle either party to compensation. The plans are for the purpose of identification only. In the event of any discrepancy between the plans and schedule of areas, the schedule of areas shall prevail.

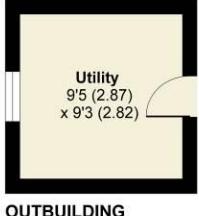
Misrepresentation and Notices Lacy Scott & Knight for themselves and as Agents for the Seller of the property give notice that:-

- a) These Particulars are intended to give a fair and substantially correct overall description for the guidance of intending Purchaser(s) and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items.
- b) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending Purchaser(s) should not rely on them as statements or representations of facts, but must satisfy himself by inspection or otherwise as to the correctness of each item.
- c) No person in the employment of Lacy Scott & Knight has any authority to make or give any representation or warranty whatever in relation to this property or these particulars not to enter into any contract relating to the property on behalf of Lacy Scott and Knight nor any contract on behalf of the Sellers.
- d) No responsibility can be accepted for any expenses incurred by any intending Purchaser(s) in inspecting properties which have been sold or withdrawn.
- e) Should any dispute arise as to the boundaries or any pre-contract points on the General Remarks and Stipulations, Particulars, Schedule, Plans or the interpretation of any of them, the questions will be referred to the arbitration of the Agents, whose decision shall be final.

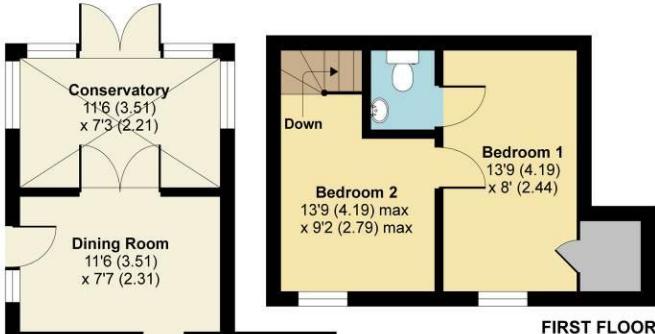
Cow Green, Stowmarket, IP14

Approximate Area = 1113 sq ft / 103.3 sq m
 Outbuildings = 87 sq ft / 8 sq m
 Total = 1200 sq ft / 111.4 sq m

For identification only - Not to scale



OUTBUILDING



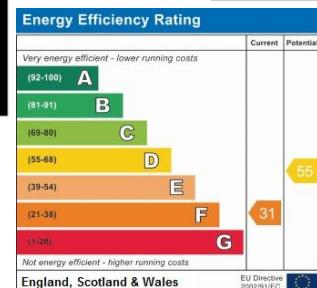
FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2021.
 Produced for Lacy Scott & Knight. REF: 702175



Address:
 1 Cow Green, Bacton, IP14 4HJ



Tel: 01284 748600

10 RISBYGATE STREET, BURY ST EDMUND, IP33 3AA

Tel: 01449 612384

MARKET PLACE, STOWMARKET, SUFFOLK, IP14 1DN

WWW.LSK.CO.UK