



**Low Cottage
Cotton, Suffolk**

**DAVID
BURR**



Low Cottage, Brook House Road, Cotton, Suffolk, IP14 4QS

Cotton is a pretty Suffolk village steeped in history and boasts a popular village inn and beautiful parish church. The village enjoys close links with Bacton which has a post office, village shop, garage and well-regarded school. The A14 provides access to the Cathedral town of Bury St Edmunds 19 miles and Stowmarket 7 miles, both of which provide an extensive range of amenities and the latter a commuter rail link to London's Liverpool Street Station (90 min).

Welcome to Low Cottage, an extraordinary large detached bungalow nestled in the quaint village of Cotton. Last offered to the market nearly fifty years ago, this home's enduring appeal is a testament to its timeless charm and exceptional living spaces.

A substantial detached property offering flexible accommodation and generous grounds of approximately 0.5 acres.

A Family Haven with Historic Roots

Originally comprising two labourers' cottages, Low Cottage has evolved over the years into a spacious abode, offering five bedrooms, two generous reception rooms, and grounds extending over half an acre (subject to measuring survey). Ideal for families or those seeking room to work from home, this property seamlessly blends historical character with modern comforts.

Expansive Reception Spaces

Step into the triple aspect sitting room, boasting over 340 square feet of space and room for four sofas—perfect for lounging and entertaining alike. French windows open onto a large patio and seating area, providing a sheltered sun trap perfect for a party or a family barbeque. The dining room, featuring a charming historical vertical beam, offers ample space for family gatherings and casual dining, complemented by sleek mid-century stone fireplace.

Modern Comforts and Thoughtful Details

The kitchen boasts modern shaker style units and plenty of workspace, illuminated by south and west-facing windows. A home office, nestled off the main hallway, provides a quiet space for productivity, while five bedrooms offer versatility and functionality. The master bedroom, complete

with an ensuite bathroom, exudes comfort and relaxation, there is also a family bathroom.

Tranquil Outdoor Living

Outside, the south-facing gardens prove high degree of privacy and seclusion, with a sunny courtyard at the back and a wide stone path stretching along the frontage. Tall hedges provide shelter, creating a peaceful haven to enjoy year-round. Cotton village offers a vibrant community atmosphere, with local clubs, walking trails, and nearby amenities in Bacton.

Convenient Location

Situated just a short drive from the market town of Stowmarket and historic Bury St Edmunds, Low Cottage offers easy access to essential amenities and transport links. Whether you're drawn to its spacious interiors, tranquil gardens, or rich historical charm, Low Cottage is a great place to make your forever home. Don't miss the opportunity to own a piece of Cotton's heritage and experience the unique lifestyle offered by Low Cottage.

SERVICES: Mains water, drainage and electricity are connected. Electric storage heaters. NOTE: None of these services have been tested by the agent.

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LOCAL AUTHORITY: Mid Suffolk District Council. Band E

EPC RATING: E

BROADBAND AND MOBILE: Please see our website and Ofcom.org.uk for further information

VIEWING: Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

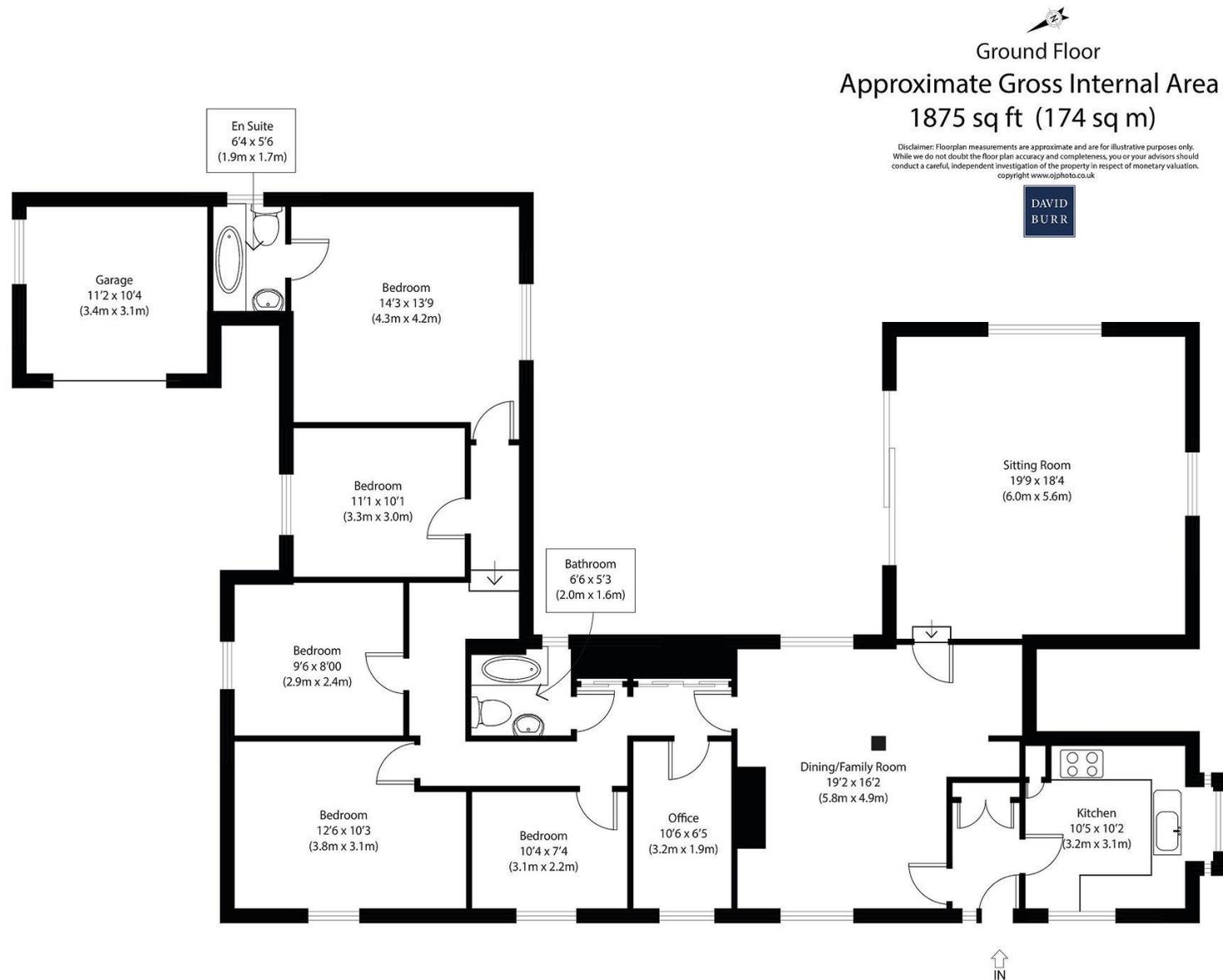
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