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EXQUISITE
HOME



Full Of Potential...

Standing on the edge of the village and completely surrounded by beautiful, unspoilt open countryside is this detached cottage in approximately 2.6 acres of land (STSM). The present owner's grandfather bought it when he returned from active service in Canada after the First World War. It may well date back to the eighteenth century, as it has exposed beams and a typically cottage-type interior. The owner's father and grandfather used the large barn and outbuildings to run their business as farming contractors, harvesting for local farmers with their tractors and farm machinery. The original outbuildings still stand by the house and although in need of some restoration are full of potential.

The house is surrounded by lawn with mature trees screening it. There is more than enough room for parking. The path approaches the front door with clumps of bluebells flowering in spring. The door opens straight into the sitting room with its brick fireplace with open fire, exposed beams, typical original cottage stairs behind a door and large shelved original closet. The dining room flows directly from this room. The kitchen/breakfast room is a good size with lovely views of the garden and an arch leads into the dual aspect lounge. If desired and with the correct planning permission in place, the wall could be taken down and the two rooms turned into a much more spacious kitchen/dining/living room. Next door there is a useful utility room with plumbing for a washing machine. There is a spacious wet room with plenty of storage under the basin. An integrated part of the house is the old stables which, with the correct permissions, could be converted into an extension.





“The original cottage stairs rise up to the first floor where there are two wooden floored bedrooms with exposed beams. From here there are delightful views out over the surrounding countryside and to Bacton itself...”



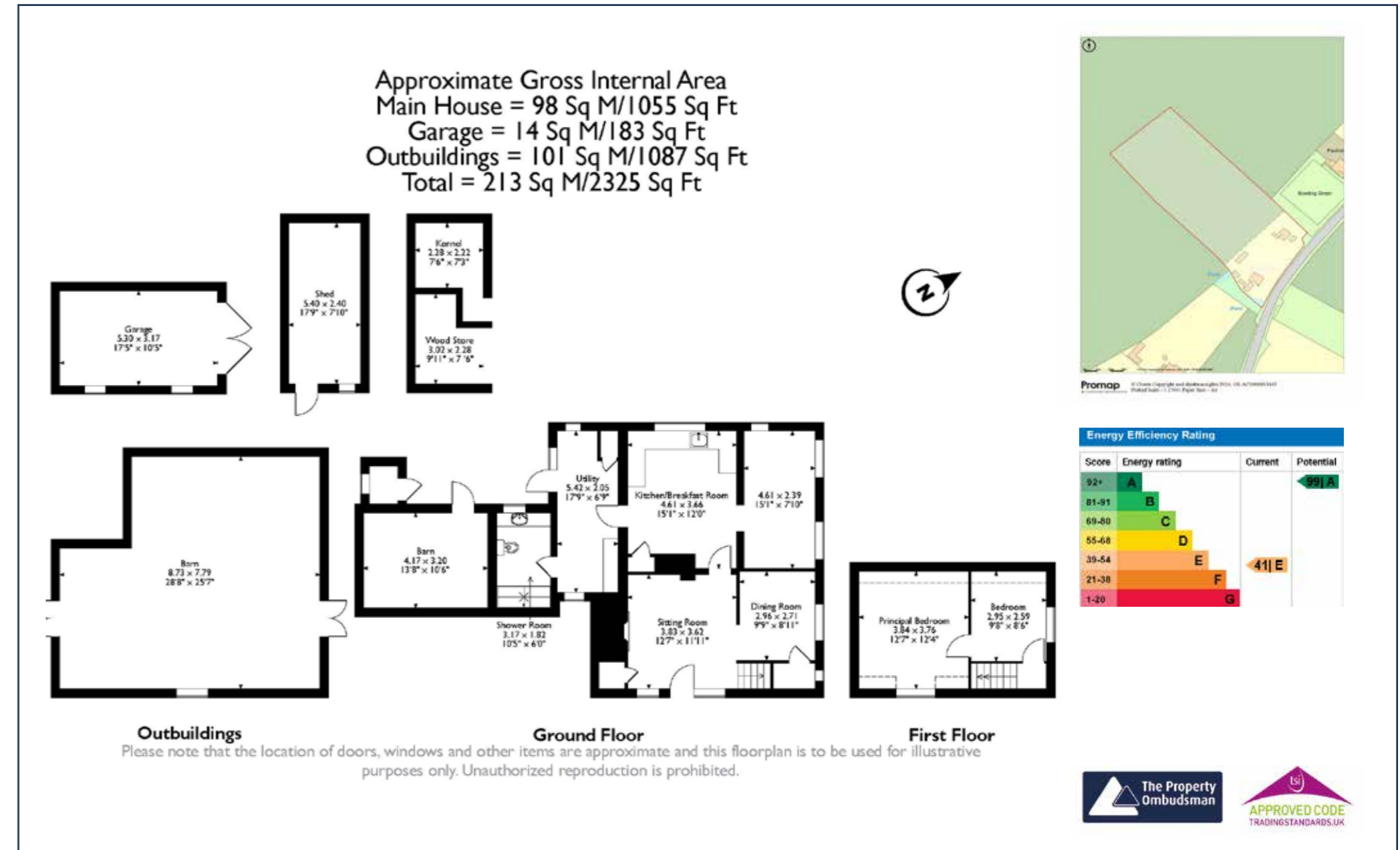
LOCATION

The garden is laid to lawn with a large pastured field beyond. The Bacton Bowls Club is the nearest neighbour and the village itself is just a few minutes' walk away. In the garden is the large barn, originally used to store steam traction engines and tractors for the agricultural business run from here by the owner's family. With two sets of double doors and a huge amount of space, with some restoration, it offers a multitude of uses. The original pigsty is now a wood store and kennel and there is also a shed. The sky is the limit with these outbuildings, which offer considerable potential.

Mid Suffolk is made up of a patchwork of undulating fields and farmland with many pretty villages scattered over its emerald and gold landscape. Bury St Edmunds, Stowmarket and Needham Market all have stations with regular trains running to London, ideal for those who have to commute. The A14 runs through Mid Suffolk joining it up to the A12 north to Lowestoft and south to Colchester, Chelmsford and London.

The pretty village of Bacton is six and a half miles from Stowmarket. Set in beautiful countryside, it is extremely well served for its size. It has its own primary school, a preschool, a surgery, village hall and a sixteenth century thatched pub. In addition, Bacton benefits from a general store and post office, a garage and petrol station, a car dealership, the Humber Doucy Brewing Company's outlet shop, a trading estate and a business park. The village appears in the Domesday Book and there have been people living there since at least Roman times. The parish church of St Mary the Virgin is Grade I listed with its very earliest parts dating back to the twelfth century. It has a medieval wall painting and a number of other interesting features. Bacton is an attractive mix of buildings, many thatched, listed and dating back to medieval, Stuart, Georgian and Victorian times. There is also a pretty village green.

In a delightful rural setting offering huge potential, this family home is waiting for the next stage in its journey.



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.



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