



Beech Tree Cottage
Bacton, Suffolk

**DAVID
BURR**



Beech Tree Cottage, The Street, Bacton, IP14 4LF.

Bacton is a popular picturesque village that boasts a beautiful 12th Century parish church. The village has an active local community with village shop/post office, garage/petrol station, doctor's surgery, primary school and "The Bull" public house. The village hall is host to many events and clubs including coffee mornings, craft fairs, exercise classes, bowls club, Brownies and Guides, gardening and history clubs to name a few. Bacton United Football Club established in 1989 provide opportunities to play from reception to adult. The A14 provides access to the Cathedral town of Bury St Edmunds (18 miles) and Stowmarket (5 miles), both provide a more comprehensive range of amenities and facilities, the latter provides a commuter rail link to London's Liverpool Street Station (90 miles).

Nestled in the heart of the picturesque village of Bacton, Beech Tree Cottage is an exceptional Grade II Listed thatched home exuding period charm and character. Believed to date back to the late 16th century, this enchanting residence seamlessly blends historic features with modern comforts, offering an idyllic lifestyle for those seeking both tranquillity and convenience.

Beech Tree Cottage is an exceptional Grade II Listed thatched home exuding period charm and character.

Beech Tree Cottage is more than just a home—it's a lifestyle. A rare opportunity to own a piece of history in a highly sought-after location.

- Stunning Grade II Listed thatched cottage with 16th-century origins
- Wealth of character throughout, including **exposed beams** and inglenook fireplaces
- **Three reception rooms** offering flexible living and entertaining space
- Principal bedroom with en suite, plus additional well-appointed bedrooms
- **Detached garage** and two further outbuildings/workshops for storage or hobby use
- Recently constructed modern garden **studio** with light, power, and broadband—ideal for home working
- Beautifully landscaped gardens with a sun-soaked terrace, perfect for outdoor dining
- Sought-after village location with amenities nearby and excellent transport links to London

Stepping inside, the warmth of the home is immediately evident. Exposed beams and studwork frame the beautifully proportioned rooms, while inglenook fireplaces in both the drawing and dining rooms provide inviting spaces to unwind or entertain. The cleverly designed kitchen and dining area is the heart of

the home, bathed in natural light and opening directly onto the garden—perfect for hosting gatherings or enjoying a quiet morning coffee.

The versatile accommodation provides ample space for family living or working from home, with **three reception rooms** offering flexible options for relaxation, study, or entertaining. The principal bedroom benefits from en suite facilities, while additional well-appointed bedrooms provide further comfort for family and guests alike.

Outside

The property is approached via a charming carriage driveway, offering generous parking and a wonderful sense of arrival. The gardens have been thoughtfully designed to complement the cottage's timeless appeal, featuring established trees, flowering beds, and a sun-soaked terrace—an ideal spot for al fresco dining and making the most of warm summer days.

A detached garage, along with two further outbuildings/workshops, provides excellent storage and potential for a variety of uses. In addition, a recently constructed, modern garden studio offers a dedicated work-from-home space, complete with light, power, and broadband connectivity—perfect for those looking for a private and inspiring office environment.

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SERVICES: Mains water, electricity and drains. Oil fired central heating,

NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: Mid Suffolk District Council

COUNCIL TAX: Band E

EPC RATING: Not Required

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

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

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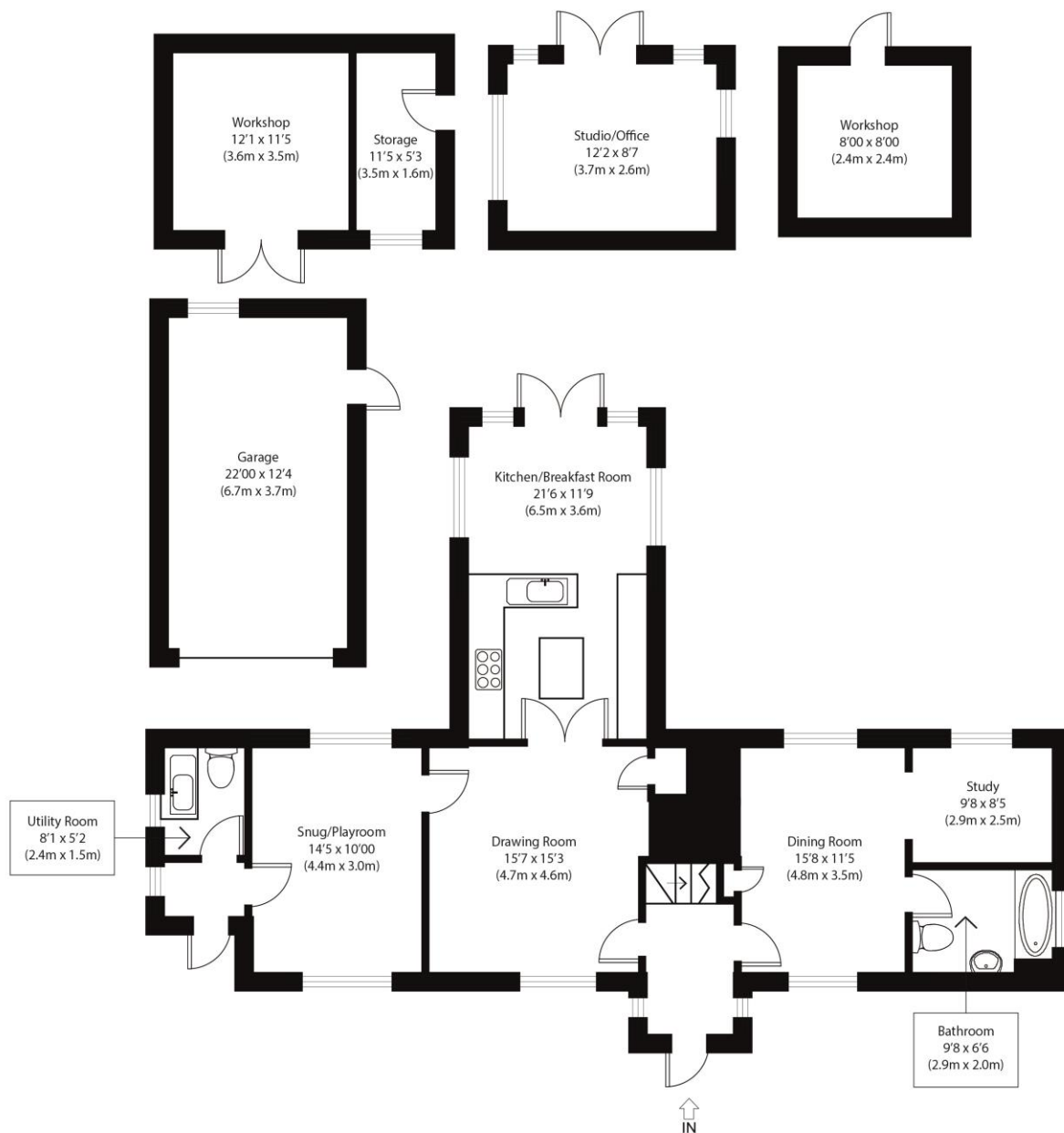




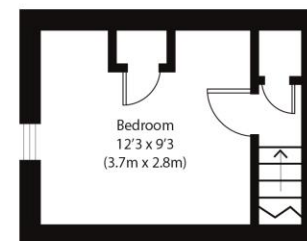
Approximate Gross Internal Area
Main House 2020 sq ft (188 sq m)
Outbuildings 645 sq ft (60 sq m)
Total 2665 sq ft (248 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk

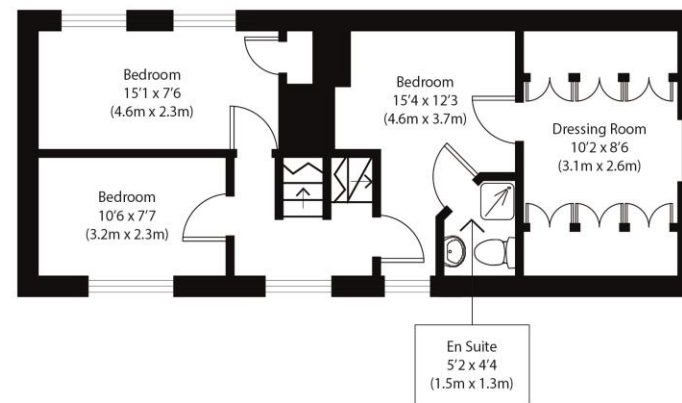
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Ground Floor



Second Floor



First Floor

