



**Cotton Farm,  
Cotton, Suffolk**

**DAVID  
BURR**







# Cotton Farm, Parkers Road, Cotton, IP14 4QQ

Cotton is a rural village surrounded by open farmland, located between Bacton and Mendlesham. There's a parish church and access to excellent local walking routes, while the nearby towns of Needham Market and Stowmarket provide wider amenities and rail links — including a direct service to London Liverpool Street from Stowmarket station.

Charming thatched cottage in a private rural setting with grounds of approx. 3 acres, designed to attract bird and wildlife. Three bedrooms, country kitchen, inglenook fireplace, and two reception rooms. Detached timber-framed barn (with conversion potential, STP). Ample parking. Peaceful edge-of-village location within easy reach of Stowmarket station.

## A quintessential Suffolk cottage in a breathtaking rural setting with grounds approaching three acres.

### Key Features

- Traditional Suffolk thatched cottage, unlisted.
- Three bedrooms, two reception areas and study
- Charming period features
- Traditional timber-framed structure with exposed beams
- Grounds approaching three acres
- Gardens carefully designed for wildlife and biodiversity
- Detached timber-framed barn with conversion potential (STP)
- Idyllic rural location with stunning countryside views
- Convenient for Needham Market, Stowmarket and rail links

Cotton Farm is a traditional, timber-framed and thatched Suffolk cottage, offering timeless charm and a tranquil lifestyle. Tucked away on the edge of this small Mid Suffolk village, the cottage enjoys a wonderfully private position with sweeping rural views and beautifully designed grounds.

Internally, the home is full of character — exposed beams, an inglenook fireplace combine to create a warm and inviting atmosphere. The accommodation includes **two generous reception areas**, a country-style kitchen, study, ground-floor bathroom and **three first-floor bedrooms**.

Outside, the cottage is set within grounds approaching three acres, thoughtfully laid out to encourage birds and wildlife. Mature hedgerows and specimen trees frame an expansive lawn, while wildflower areas and carefully planted beds create year-round interest and a genuine sense of peace.

A **detached timber-framed barn** sits within the grounds, currently providing excellent storage and workshop space. Subject to the necessary consents, it offers exciting potential for conversion into further living accommodation, annexe, or home office.

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A driveway offers ample parking and turning space, and the sense of privacy and space is rare to find.

**AGENT NOTE:** \*\*The property benefits from a full rethatch completed in 2017\*\*

**SERVICES:** Mains water and Electricity. Oil fired heating and septic tank.

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

**LOCAL AUTHORITY:** Mid Suffolk District

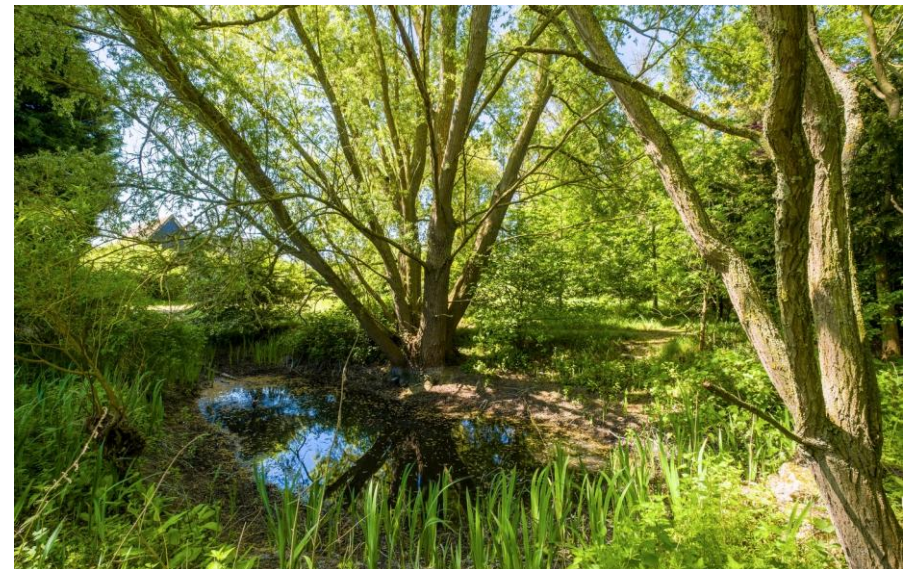
**COUNCIL TAX:** Band F

**EPC RATING:** E

**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

**NOTICE** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

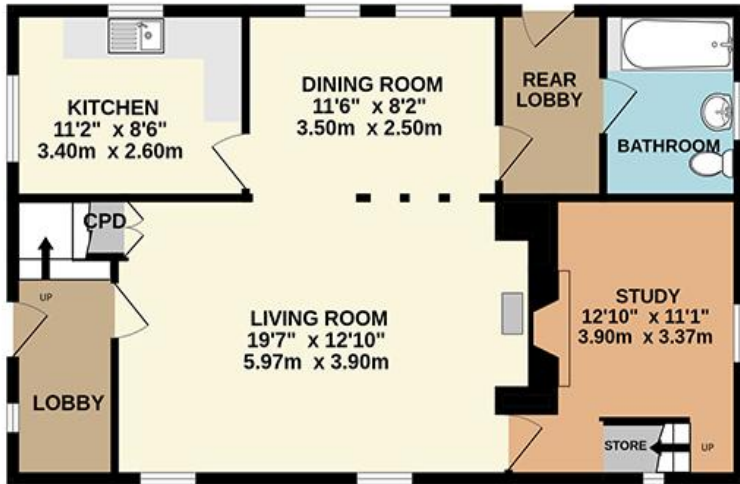




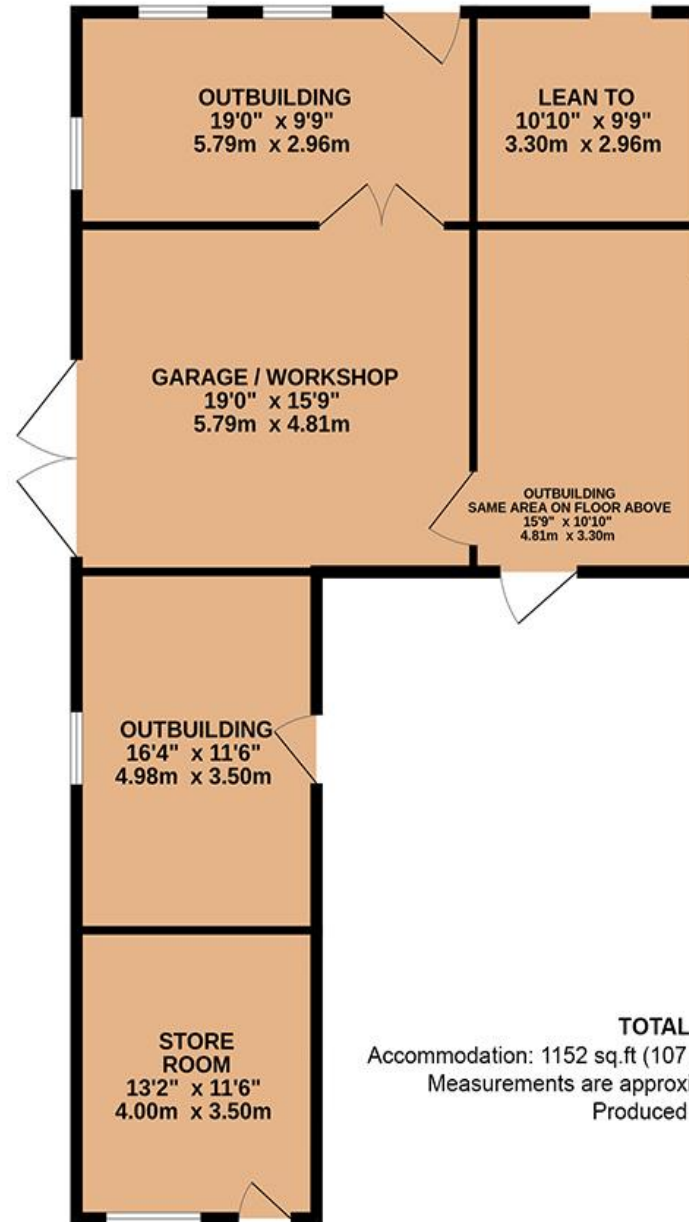




GROUND FLOOR  
732 sq.ft. (68.0 sq.m.) approx.



1ST FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



**TOTAL FLOOR AREA (approx.)**

Accommodation: 1152 sq.ft (107 sq.m) - Garage/Outbuildings: 1270 sq.ft (118 sq.m)

Measurements are approximate. Not to scale. Illustrative purposes only.

Produced for David Burr Estate Agent.



