



Willow Cottage
Bacton, Suffolk

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Willow Cottage, Earls Green Road, Bacton, IP14 4SA.

Bacton is a well-connected and active Suffolk village just 5 miles from Stowmarket, which offers a mainline rail link to London Liverpool Street (approx. 80 mins). Local amenities include Village shop, pub, petrol station and garage. Further more there is a Primary school and GP surgery. The Village Hall hosting clubs, coffee mornings and family events. It also boasts a Historic 12th-century church at the heart of the community. This is a village that blends countryside charm with practical convenience – an ideal setting for families, professionals, or those seeking a quieter pace of life within reach of London and Cambridge.

Tucked away in the heart of the thriving village of Bacton, Willow Cottage is a beautifully presented Grade II Listed detached home offering an ideal blend of period character and modern convenience. With three/four bedrooms in the main residence and a self-contained one-bedroom detached annexe (built in 2021), this unique property provides versatile living space suitable for multi-generational living, homeworking, or potential income as a holiday let. Set behind a gated driveway and surrounded by private, landscaped gardens, this is a home designed for peaceful village living – whether you're relaxing in the west-facing rear garden, entertaining in the open-plan kitchen and garden room, or lighting the log burner in the cosy inglenook fireplace.

A charming 17th-century home with detached annexe, nestled in one of Suffolk's most desirable village settings.

The Main House

Offering approx. 1,700 sq ft of accommodation, the property showcases a wealth of character features including exposed beams, oak flooring, and open fireplaces.

- Elegant living room with impressive inglenook fireplace and wood burner
- Dual-aspect dining room/bedroom 4 with bay window and original features
- Spacious kitchen/breakfast room with Aga, integrated appliances, and central island
- Glazed garden room overlooking the private rear garden – perfect for relaxed dining or morning coffee
- Separate study – ideal for home working
- Ground floor shower room and utility space

Upstairs are three charming bedrooms and a stylish family bathroom. There is also access to an attic room offering further storage or future potential (STP).

The Detached Annexe

Designed with independence and comfort in mind, the modern annexe offers approx. 400 sq ft of well-planned accommodation:

- Open-plan kitchen/living/dining space with direct garden access
- Double bedroom.
- Contemporary shower room
- Electric heating, fitted kitchen appliances, and its own garden area
- Ideal as a home for extended family, a private workspace, or an Airbnb-style holiday let.

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Outside

The property is approached via a shingle driveway with five-bar gate, leading to an oak-framed cart lodge and generous off-road parking. The gardens are beautifully enclosed and unoverlooked, with mature hedging, seating areas, lawns, and two useful storage sheds.

SERVICES: Mains Water, Electricity and oil-fired central heating. The annexe has the benefit of electric heating.

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

LOCAL AUTHORITY: Mid Suffolk District Council

COUNCIL TAX: Band F

EPC RATING: Not required.

WHAT3WORDS: riddle.pies.publisher

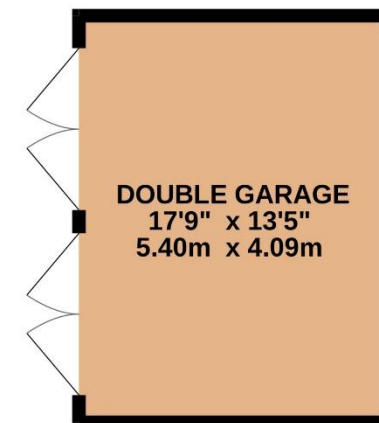
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VIEWING: Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

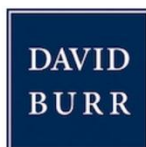
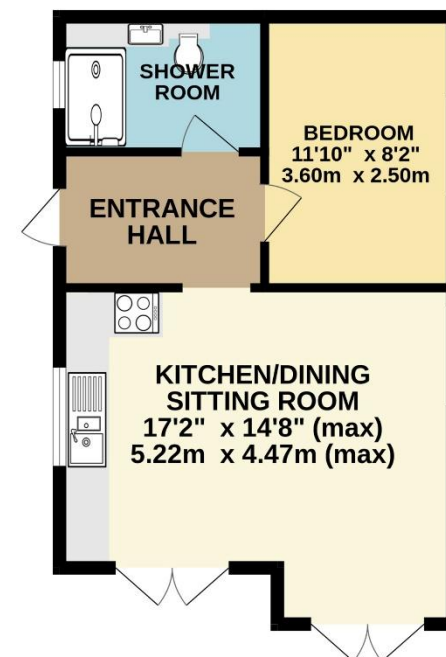
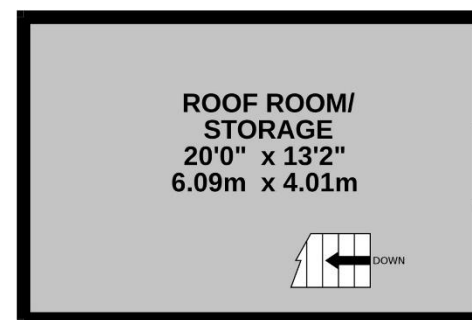
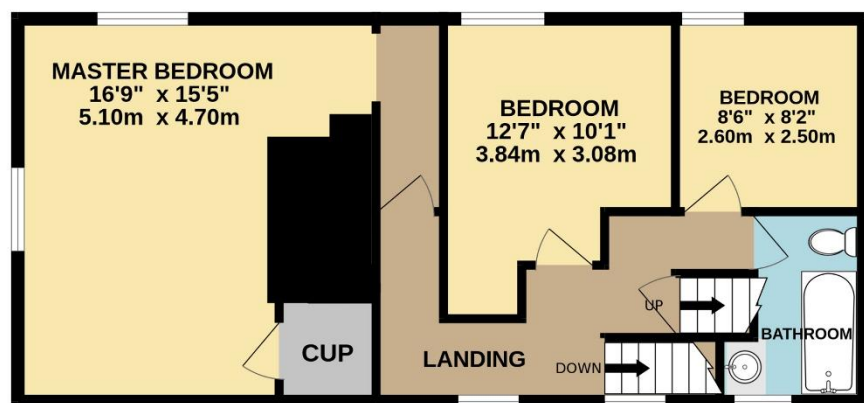
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GROUND FLOOR
1086 sq.ft. (100.9 sq.m.) approx.



ANNEXE
430 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA (approx.)

Main Accommodation: 1928 sq.ft (179.1 sq.m) - Annexe: 430 sq.ft (40.0 sq.m) Garage: 234 sq.ft (21.7 sq.m)

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

Produced for David Burr Estate Agent.



