



Rose Cottage
Bacton | Suffolk | IP14 4HN

A COTTAGE STEEPED IN TIME



Dating back to around 1800, this enchanting 3-bedroom detached cottage is a home rich in history and character features yet with peace of mind on the upkeep. Just ten minutes from Stowmarket with rail links and day to day amenities this cottage offers country convenience ready to move into with no chain.



KEY FEATURES

- A wonderful three-bedroom detached cottage
- Exceptional character features throughout
- Inglenook fireplace with wood burner
- Large and social kitchen diner with Bosch appliances
- All windows changed to double glazed seven years ago
- Not listed
- Immediate access to the surrounding countryside
- Parking for multiple vehicles
- A short ten-minute drive from the train links and amenities of Stowmarket
- Chain Free

Owned since 2008 as a much-loved holiday retreat, the cottage has been a place of escape and relaxation yet now offers an exciting opportunity for a new owner to make their own mark. Constructed in part timber frame with brick and render, and finished in an iconic Suffolk pink, the property sits beautifully within its setting, full of charm and individuality. Full of warmth and personality, the current owners have updated it with care, blending modern touches with its heritage features to create a truly bespoke countryside home perfect for modern living.

Step Inside

Step inside and you are immediately greeted by the unmistakable character of a period home, weathered beams, irregular lines, and a sense of history in every room. Coming in through the entrance hall the living room is on the left, a favourite space of the current owners, retaining most of its original timber frame and lathe & plaster walls. The living room is centred around a magnificent inglenook fireplace with wood burner, an atmospheric focal point that defines the home's cosy appeal, particularly in the colder months, yet stays cool in the summertime. At the heart of the property lies a semi open-plan kitchen and dining space, designed for sociable living. Equipped with Bosch appliances, this generous room invites gatherings, long lunches, and relaxed evenings. Just off the kitchen is the cloakroom and a boot room, perfect for disrobing after country walks and beach days. The conservatory is ideally placed at the back of the house, just off the dining room, and welcomes in the sun on even the dullest of days. The current owners always take their morning coffee straight to the conservatory, to enjoy the sunshine and the garden. This cottage even has a bright study space so working from home won't be an issue.





KEY FEATURES

Country Living Reinvented

The current owners have enjoyed many fun family times here but have worked hard to ensure the upkeep of the home. They installed a completely new kitchen, extending into what was wasted space previously, creating a stunning space with thoughtful cabinetry cleverly preserving the integrity of the cottage. The modern appliances, including full height fridge freezer and fan oven, make contemporary living easy. The new front porch and door, along with double glazed windows throughout, ensure a pleasing aesthetic and the fabric of the home has also been addressed. Guttering and down pipes, fascias and soffits, have been replaced whilst the pargetting to the original gable end and the front elevation have been completely renovated and clad with timber along with new chimney for the log burner which they installed. This home offers a pretty, characterful retreat, full of history yet with the peace of mind of the infrastructure being taken care of.

Exploring Upstairs

Two small flights of wide staircase lead to the first floor where three well-proportioned bedrooms continue the theme of charm and individuality. Each room offers a peaceful retreat with views over the surrounding countryside, and they share a family bathroom with ample elbow room if bathing little ones. Two of the bedrooms boast their own dressing rooms, wonderfully unique spaces defined by wonky walls and ancient beams, and which could also possibly be used as a gaming room for teens or office space. The heavy cottage doors, black latches, and beamed spaces just remind you of all the nights slept under this roof over the years.

Step Outside

The gardens have been thoughtfully arranged for both enjoyment and ease. A terrace and two raised courtyard areas provide a wonderful vantage point across the adjoining pasture meadow where sheep and sometimes ponies graze. These spaces provide variety in which to enjoy morning coffee or evening drinks, waiting for the sunset as the light fades over the landscape. A variety of feathered friends also visit, including a heron and moorhens along with garden birds who enjoy the mature shrubs and of course the delightful pond. Designed with minimal maintenance in mind, this cottage garden allows you to enjoy the beauty of the setting without the upkeep, making it equally suited as a full-time residence or a lock-up-and-leave countryside escape. The property also benefits from parking for multiple vehicles and immediate access to surrounding countryside walks, ideal for those seeking a rural lifestyle. within a short walk offers a village store/post office, a Grade I listed medieval Parish Church, petrol station/garage, health centre and The Bull, a 16th-century pub with excellent food. Finbows Yard houses Lawes hardware and builders' merchants plus multiple small businesses. A full diary of village events throughout the year ensures an inclusive feel and there is something for everyone here.





















INFORMATION



On The Doorstep...

The friendly village of Bacton has a wonderful community feel and within a short walk offers a village store/post office, a Grade I listed medieval Parish Church, petrol station/garage, health centre and The Bull, a 16th-century pub with excellent food. Finbows Yard houses Lawes hardware and builders' merchants plus multiple small businesses. A full diary of village events throughout the year ensures an inclusive feel and there is something for everyone here.

How Far Is It To...

Just 7 miles away is the bustling town of Stowmarket, with further services and retail along with rail links direct to Liverpool Street in just over an hour. Bury St. Edmunds with the famous Abbey Gardens, retail and independent shops plus the Georgian theatre is just a 20-minute drive whilst Woodbridge town with its golf and sailing club is only 15 miles away. In under an hour, you can enjoy a popular day out along the Suffolk Heritage coastline too if beach days are your passion.

Directions:

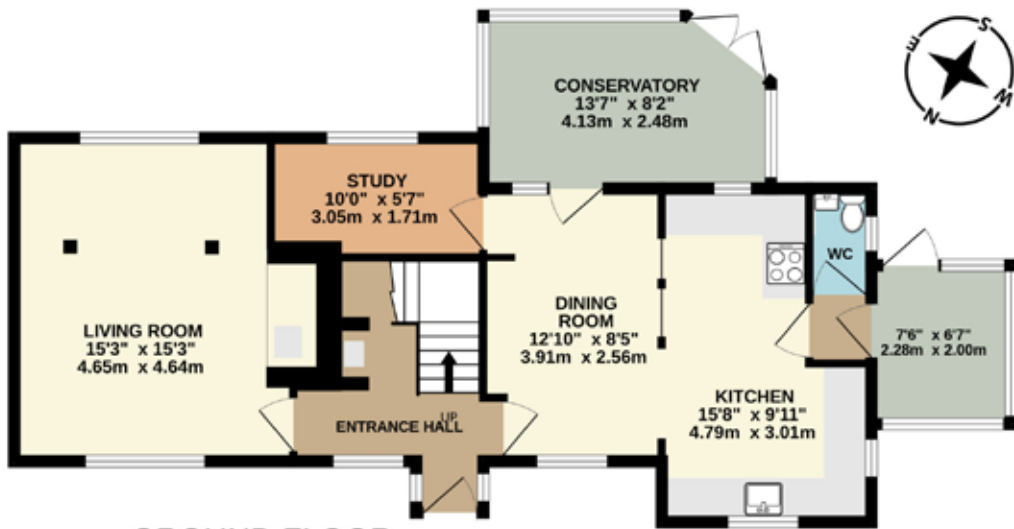
From Diss head west on the A143 and turn south on to the B1113. Travel south, through Bacton and on to Fords Green. The house is on the left.

What Three Words Location

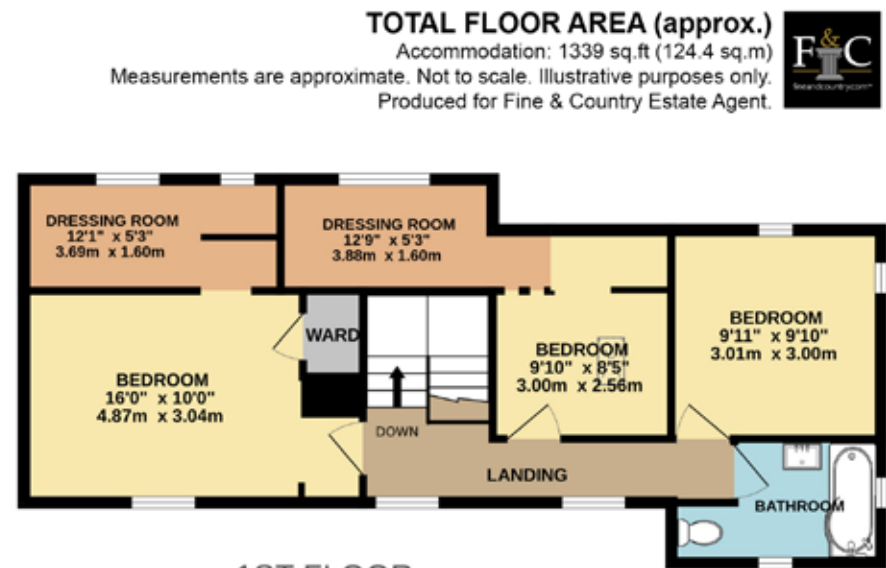
Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... What 3 Words Location /// richer.resolved.porridge

Services, District Council and Tenure

Oil Fired Central Heating
Mains Electricity & Water
Drainage - Klargester Water Treatment Plant
Broadband Available - Full fibre broadband has recently been installed. Please check www.openreach.com/fibre-checker.
Mobile Phone Reception - varies depending on network provider. Please see www.ofcom.org.uk to check.
Mid Suffolk District Council - Band D- Freehold



GROUND FLOOR
747 sq.ft. (69.4 sq.m.) approx.



1ST FLOOR
592 sq.ft. (55.0 sq.m.) approx.

TOTAL FLOOR AREA (approx.)

Accommodation: 1339 sq.ft (124.4 sq.m)
Measurements are approximate. Not to scale. Illustrative purposes only.
Produced for Fine & Country Estate Agent.



Agents notes: All measurements are approximate and for general guidance only and 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 it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		49 E
21-38	F	36 F	
1-20	G		



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