



Bury Row Cottage
Bacton | Stowmarket | Suffolk | IP14 4LQ

 FINE & COUNTRY

TIMELESS COUNTRY CHARM



A picture-perfect thatched and tiled cottage, this enchanting 4-bedroom home offers true “chocolate box” kerbside appeal with no chain. Set behind classic five-bar gates in 0.5 acres (stms) of enclosed gardens, it offers three generous reception rooms combining character, comfort, and versatility, in all within a vibrant village close to commuter links.



KEY FEATURES

- Detached 16th Century Cottage with Modern Extensions
- Not Listed
- Popular and Well Served Village
- Spacious Kitchen Breakfast
- Three Reception Rooms
- Cloakroom and Utility Room
- Four Bedrooms
- En Suite and Family Bathroom
- Generous Gardens and Double Garage
- No Onward Chain

This is a rare chance to acquire a historic thatched home with substantial space, character, and versatility, ideal for buyers seeking a distinctive property with both charming grounds and practical necessities such as garaging, parking, and home office potential. The home has been a happy family home, and more recently tenanted long term so is adaptable depending on buyers needs and being chain free makes the transition so easy.

Step Inside

Step through either of the two porches, ideal for muddy boots and paws after countryside walks, and into a home that balances warmth with practicality. The fitted kitchen is a true farmhouse showpiece, featuring granite worktops, beautifully crafted cabinetry with elegant curves, and a substantial central island with clever space for appliances. A stable door and generous dining space for 8-10 make it perfect for informal gatherings, morning coffee, or family meals, all bathed in natural light from a large window running almost the length of one wall. This is the true hub of the home - picture scenes of toddlers zooming around the island, friends catching up over coffee seated overlooking the gardens and Christmas lunches made easy by so much preparation space - country living at its best. Just off the kitchen the formal dining room with gorgeous chandeliers, provides a wonderful flow for entertaining and many a grown-up supper has been enjoyed here. With stairs rising to the first floor and double doors opening into the sitting room, spaces can be opened up or kept intimate as needed. The bright triple aspect sitting room itself is full of character, with an impressive ceiling to floor brick fireplace and wood burner creating a cosy retreat in winter, while West facing French doors open to the garden, making the most of long summer evenings. A standout addition is the garden room, flooded with light and opening onto terraces from two sides, one an expanse of bifolds and also a side door. Exceptionally versatile, it can serve as a home office, playroom, gym, or creative studio, adapting effortlessly to your lifestyle. In recent years it has served as a fabulous space for children, able to run in and out with bifolds opened wide, and yet remaining under watch and safe. In fact, all three reception rooms are interchangeable allowing fantastic adaptability as your life dictates.





KEY FEATURES

Timeless Character with Thoughtful Extensions

The original cottage, dating back to the 1500s, has been sympathetically expanded over the years to create a substantial family home. A comprehensive remodelling in 1977 significantly enhanced the living space, with a further extension in 2010 adding a versatile playroom. Today, the property offers a flexible layout ideal for modern family life while retaining its period appeal. The dining room has been used as a music room in the past and would also serve as an extra sitting room. The garden room was originally a playroom but would make a fabulous gym with the bifolds to the garden, or even a ground floor bedroom for multi-generational living – the utility room just next door could make an ensuite shower room. The property is not listed the possibilities are endless, subject to planning. While the home is well maintained, certain areas would now benefit from refurbishment, presenting an exciting opportunity for a purchaser to add value and the combination of historic structure and later extensions provide an excellent canvas.

Explore Upstairs

Stairs from the dining room lead to a bright landing and three generous double bedrooms. The principal suite, positioned to the right, enjoys dual-aspect windows and a wonderfully private feel, complemented by a spacious ensuite designed for relaxation. The remaining bedrooms continue the home's characterful charm, with one located in the older part of the cottage, just a few steps down, featuring exposed beams across walls and ceilings, making a great guest suite, home office or yoga practice space, set away from the other rooms. A well-appointed family bathroom serves these rooms. All bedrooms benefit from built-in storage, ensuring practicality alongside charm.

Step Outside

Approached via double white five-bar gates, the property opens onto an extensive driveway leading to double garages, garden shed storage, and ample parking. The fully enclosed gardens are a true highlight, bordered by trees and hedging to provide privacy and mainly laid to lawn, interspersed with mature trees that create interest and seasonal beauty. At the heart of the grounds lies a large pond, safely enclosed, complete with a decked area for a peaceful glass of red at the end of a long day. There are multiple gravel and paved terraces which provide a variety of seating areas, perfect for alfresco dining. The gardens have hosted many birthday and milestone parties with bouncy castles, marquees and even bales of straw for seating making this quite the venue! The thoughtful layout of the garden allows you to follow the sun, from morning coffee spots to shaded woody retreats and evening relaxation and with doors opening from the two main reception rooms directly onto the grounds, the home is perfectly designed for seasonal indoor-outdoor living.









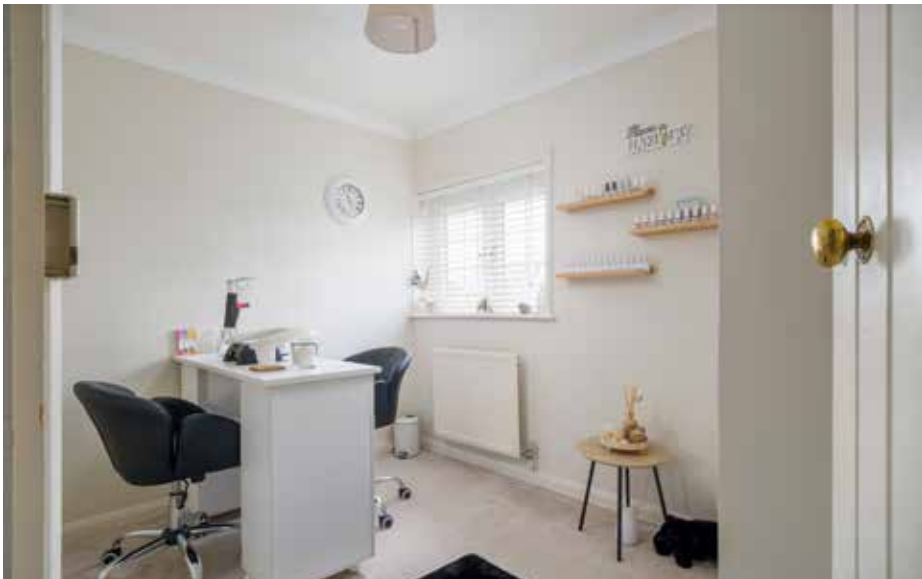
























INFORMATION



On The Doorstep

Bacton village has a friendly, community feel and offers a village store/post office, a Grade I listed medieval Parish Church, primary school with holiday clubs, 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, including WI, History Club, Gardening Club and children's activities, along with participation in the national Good Neighbour scheme ensures an inclusive feel with 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 24 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:

The property is located on the Wyverstone Road, in the pretty village of Bacton.

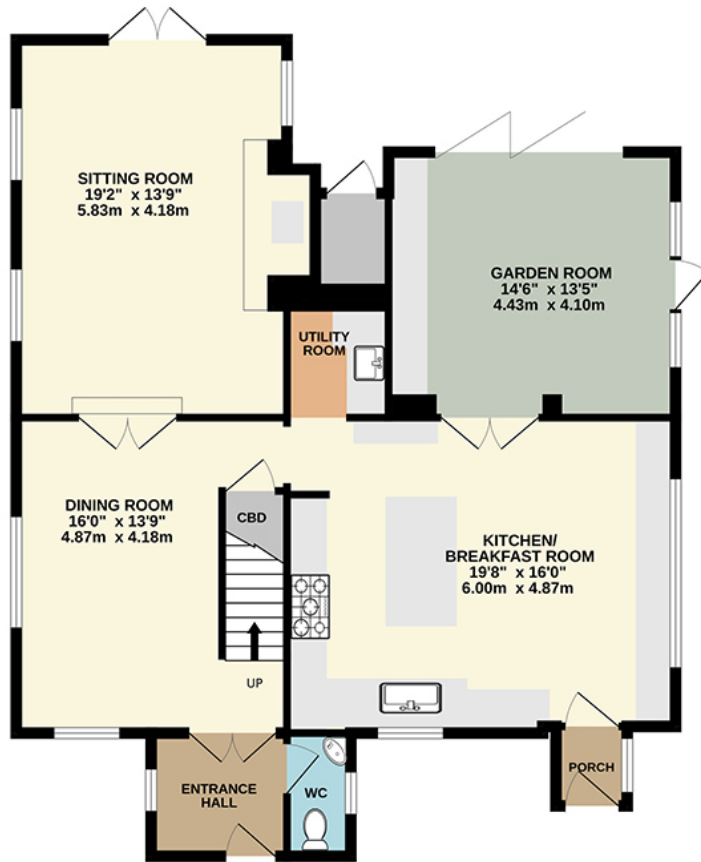
What Three Words Location

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 [///marmalade.tangling.tabloid](http://marmalade.tangling.tabloid)

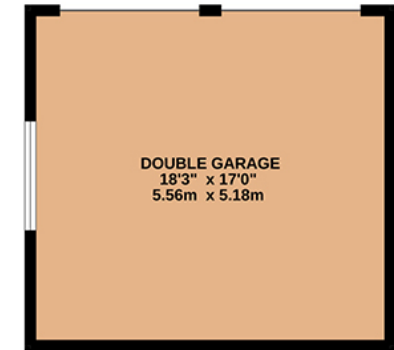
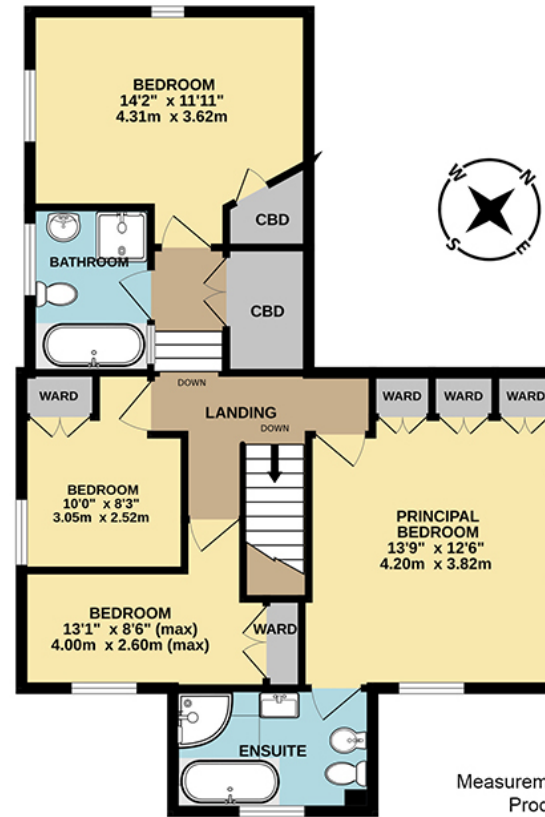
Services, District Council and Tenure

Oil Fired Central Heating
Mains Electricity & Water
Drainage - Private Treatment Plant
Broadband Available - 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 E- Freehold

GROUND FLOOR
1116 sq.ft. (103.7 sq.m.) approx.



1ST FLOOR
754 sq.ft. (70.1 sq.m.) approx.

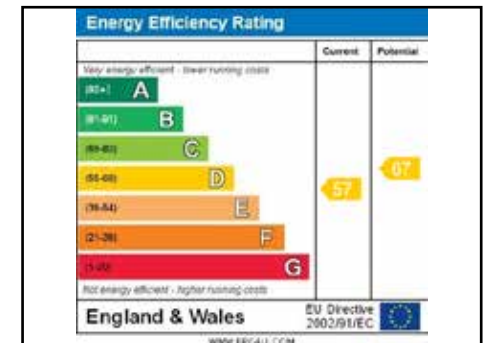


TOTAL FLOOR AREA (approx.)

Accommodation: 1870 sq.ft (173.8 sq.m) -
Garage/Outbuildings: 304 sq.ft (28.2 sq.m)

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





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