



Willow House
Cotton, Suffolk

DAVID
BURR



Willow House, Mendlesham Road, Cotton, Suffolk, IP14 4RE

Cotton is a pretty Suffolk village steeped in history and boasts a popular village inn and beautiful parish church. The village enjoys close links with Bacton which has a post office, village shop, garage and well-regarded school. The A14 provides access to the Cathedral town of Bury St Edmunds 19 miles and Stowmarket 7 miles, both of which provide an extensive range of amenities and the latter a commuter rail link to London's Liverpool Street Station (90 min).

A wonderful early 19th Century farmhouse with later additions situated in a generous plot of approximately one third of an acre and positioned on the borders of the village of Cotton with delightful open countryside views to the front and rear. The property has been significantly improved in recent years and benefits from double glazing, oil fired central heating and networked wiring throughout the property combined with the period features of the Georgian era with feature fireplaces, exposed brickwork and timbers. The accommodation extends to around 2400 sq ft and boasts a choice of reception rooms, four double bedrooms and two bathrooms. Externally Willow House enjoys established gardens, ample off-street parking and a number of outbuildings.

A superb detached farmhouse on the village periphery with far reaching views, generous accommodation and grounds of approximately 0.36 acres.

Part glazed entrance door to;

ENCLOSED PORCH: With windows to side. Further stable door providing access to the hallway.

HALLWAY: Herringbone tiled flooring. Solid oak staircase to first floor with understairs storage area. Radiator. Doors to principal reception rooms.

LIVING ROOM: 14'8 x 14'3 (4.5m x 4.3m). A well-proportioned room with bay window to side and window to front aspect. Central feature brick fireplace with oak bressummer and wood burning stove. Exposed wall and ceiling timbers. Shelving to fireplace alcove. Wood laminate flooring. Radiator.

SITTING ROOM: 12' x 10' (3.6m x 3m). With window to front aspect. Painted timbered studwork and beams. Storage cupboard. Radiator. Wood laminate flooring.

FAMILY GREEN ROOM: 17'3 x 10'6 (5.2m x 3.2m). Situated to the rear of the property with central wood burning stove. Stable door to boot

room. Further door to study. Contemporary style vertical radiator. TV point. Window to rear aspect. Ceiling downlights. Open archway through to kitchen.

STUDY: 12'2 x 8'6 (3.7m x 2.6m). Window to rear aspect. Central exposed chimney breast brickwork. Storage cupboard. Radiator and ceiling downlights.

KITCHEN/DINING ROOM: 24'2 x 14'9 (7.3m x 4.5m). A fabulous remodelled space with windows to front and side aspects in addition to fully glazed French doors out to the side terrace. Bespoke high gloss kitchen units and matching centre island featuring composite worktops and upstands with inset sink unit with mixer tap. Fisher and Paykel extra wide oven and grill with matching induction hob with glass extractor hood over. Twin Hotpoint fridge drawer units, Zip instant boiling and filtered cold tap. Wood laminate flooring. Twin radiators and ceiling downlights.

BOOT ROOM/CONSERVATORY: 9'5 x 7' (2.9m x 2.1m). Single glazed windows and French doors out to garden. Tiled flooring.

Willow House, Mendlesham Road, Cotton, Suffolk, IP14 4RE

REAR HALLWAY: Providing stable door to garden. Doors to cloakroom and utility.

CLOAKROOM: Fitted with vanity unit with part concealed W.C., and top mounted wash hand basin with chrome mixer tap. Window to side and rear aspects. Wood laminate flooring. Radiator. Automatic sensor light. Ceiling downlights.

UTILITY ROOM: 10'8 x 9' (3.2m x 2.7m). A good size area with windows to side and rear. Range of storage base units with worktop and stainless-steel single drainer sink unit with mixer tap. Integrated water softener. Extensive range of wall shelving. Space and plumbing for washing machine. Wood laminate flooring. Radiator. Ceiling spotlights.

First floor

LANDING: A generous L-shaped landing area with triple windows to front aspect with truly magnificent views over open countryside. Two loft access hatches with partly boarded loft. Doors leading to bedrooms and walk-in storage room.

BEDROOM 1: 15'3 x 14'9 (4.6m x 4.5m). Recently remodelled large double bedroom with window to side aspect and glazed French doors giving access to a private large roof terrace with AstroTurf and fine open countryside views to the rear. Door to;

EN SUITE: 7'6 x 4'5 (2.3m x 1.3m). Shower cubicle with pumped rain shower fittings, W.C. and vanity drawer unit with top surface mounted sink and mixer tap. Chrome towel radiator. Illuminated wall mirror. Ceiling downlights. Velux window to rear aspect.

BEDROOM 2: 14'6 x 12' (4.4m x 3.6m). A generous double bedroom with window to front overlooking open countryside. Built-in wardrobe. TV point and radiator.

BEDROOM 3: 15' x 8'8' (4.5m x 2.6m). Another double bedroom with window to rear aspect. Exposed studwork and beam. Radiator.

BEDROOM 4: 11'2 x 8'5 (3.4m x 2.5m). A double bedroom currently utilised as a dressing room with range of built-in fitted wardrobes and drawers. Window to front aspect. Radiator. Solid wood flooring.

BATHROOM: 9'5 x 6'9 (2.9m x 2.1m). Panelled P-shaped bath with shower unit over, large vanity storage unit with top mounted Hudson Reed wash hand basin with mixer tap and matching W.C. Further storage cupboards. Tiled flooring. Painted exposed beams. Window to rear aspect. Towel radiator.

OFFICE/STORAGE ROOM: 10'2 x 8' (3.1m x 2.4m). A generous versatile room currently utilised for storage and office. Fuseboard. Hot water tank. Range of shelving.

Outside

The property is situated off a country lane with off street parking to the front of the house for 2-3 vehicles, with further gated driveway to the side leading to the rear gardens and further ample parking. The front gardens are well stocked with lawned area and established borders.

To the rear of the property is a large gravelled parking area for several vehicles, **DETACHED GARAGE** 10' x 16' (6.1m x 4.8m) with double timber doors, side courtesy door and window. This garage benefits from a recently upgraded separate electrical supply. Adjacent to the garage is a covered open **CAR PORT** and timber pergola with paved terrace. Situated to the rear of the garden is a large timber **WORKSHOP** 15'5 x 9'5 (4.7m x 2.9m) with power and lighting and extensive work benches. The gardens themselves are particularly delightful featuring vegetable garden with raised beds, greenhouse, compost area and seven bay log store. The gardens are predominantly lawn with well stocked side and central borders, specimen

Willow House, Mendlesham Road, Cotton, Suffolk, IP14 4RE

walnut tree, timber and metal storage sheds and a superb Granite paved terrace leading directly out from the kitchen/breakfast room for outdoor entertaining.

SERVICES: Mains water, drainage and electricity are connected. Oil fired heating to radiators. NOTE: None of these services have been tested by the agent.

AGENTS NOTE: This property is owned by an employee of David Burr Woolpit.

LOCAL AUTHORITY: Mid Suffolk District Council.

EPC RATING: TBC

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

We value the safety of our clients and employees, please take a moment to review our health and safety guidelines for appointments and visiting offices <https://davidburr.co.uk/appointments-guidelines/>

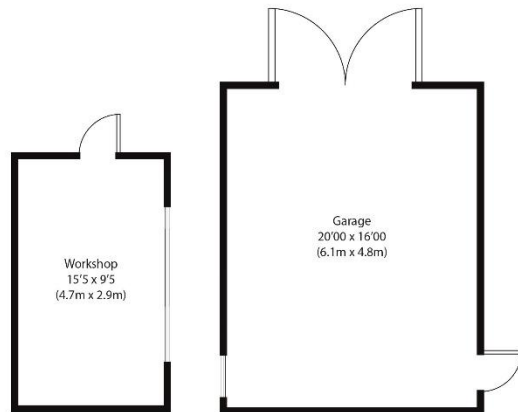
NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever 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



Offices at: Woolpit 01359 245245- Long Melford 01787 883144- Leavenheath 01206 263007 - Clare 01787 277811-Castle Hedingham 01787 463404

Newmarket 01638 669035 – Bury St Edmunds 01284 725525 - London 020 78390888 – Linton & Villages 01440 784346

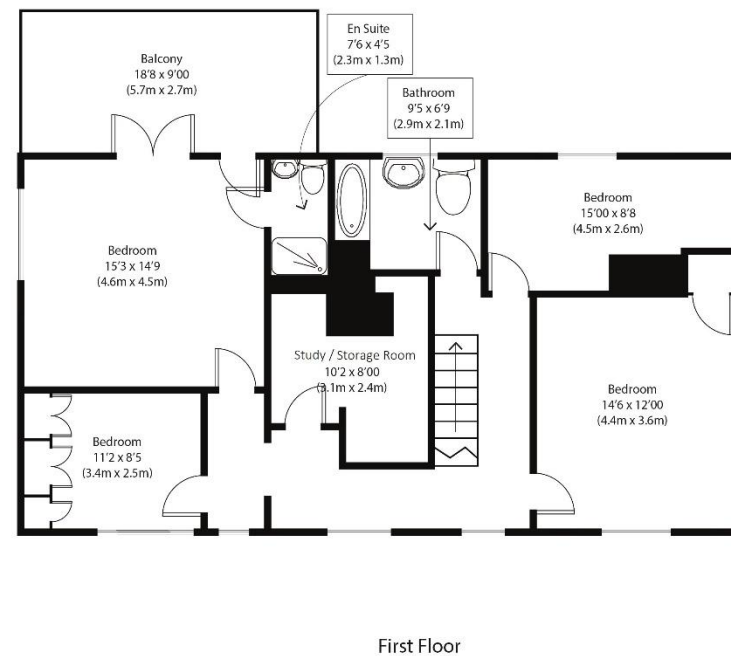
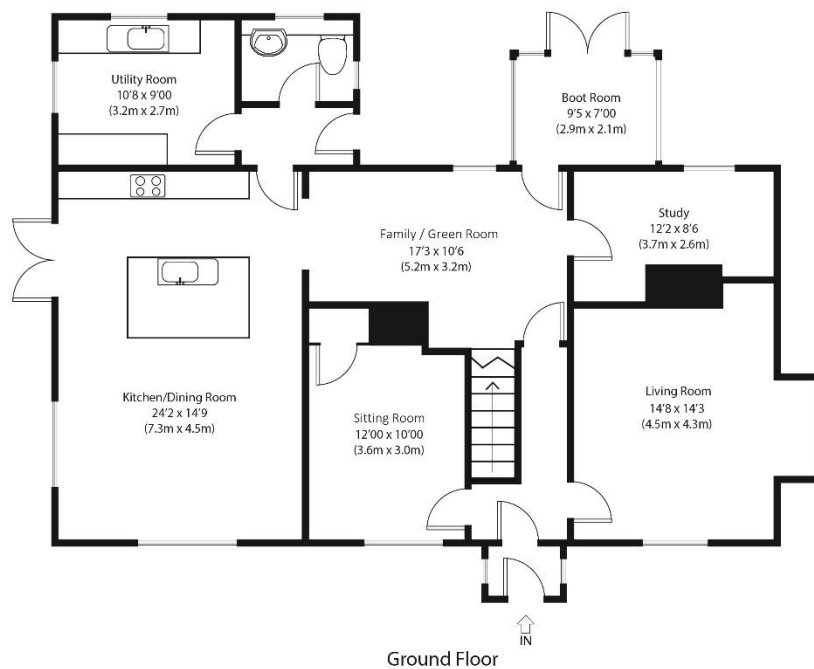
Willow House, Mendlesham Road, Cotton, Suffolk, IP14 4RE



Approximate Gross Internal Area
2425 sq ft (226 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.ojphoto.co.uk

DAVID
BURR



Offices at: Woolpit 01359 245245- Long Melford 01787 883144- Leavenheath 01206 263007 - Clare 01787 277811-Castle Hedingham 01787 463404

Newmarket 01638 669035 - Bury St Edmunds 01284 725525 - London 020 78390888 - Linton & Villages 01440 784346

