



Brock Cottage Broad Road, Cotton

Stowmarket



Minors & Brady

This detached cottage enjoys a peaceful setting with open farmed fields stretching out behind the property, providing far-reaching rural views. Carefully updated in recent years, the home balances character features with practical modern living. The open plan sitting and dining area creates a sociable heart to the house, complete with a wood burner and doors opening towards the garden and countryside beyond. A bright triple-aspect kitchen/breakfast room is supported by a separate utility, adding to the home's functionality. Upstairs, three well-proportioned double bedrooms are complemented by a family bathroom and an en-suite to the principal bedroom. The fully enclosed rear garden has been arranged to make the most of the outlook, with patio seating positioned to appreciate the surrounding fields. Ample off-road parking to the front and side completes this attractive village-style home.

- Detached cottage set against open farmed fields, enjoying uninterrupted countryside views and a peaceful, semi-rural backdrop
- Sympathetically modernised throughout, combining character features with tasteful contemporary finishes
- Spacious open plan sitting and dining area with solid wood flooring and a striking red brick fireplace housing a wood burner
- French doors from the dining area opening directly onto the garden, perfectly framing the rolling field views beyond
- Bright triple-aspect kitchen/breakfast room with generous worktop space, ample storage and room for informal dining
- Separate utility room providing additional workspace, storage and housing for appliances and the boiler
- Three well-proportioned double bedrooms, including a principal suite with built-in wardrobes and en-suite shower room
- Family bathroom on the first floor alongside a ground floor WC for added convenience
- Fully enclosed rear garden with patio seating area





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Brock Cottage Broad Road

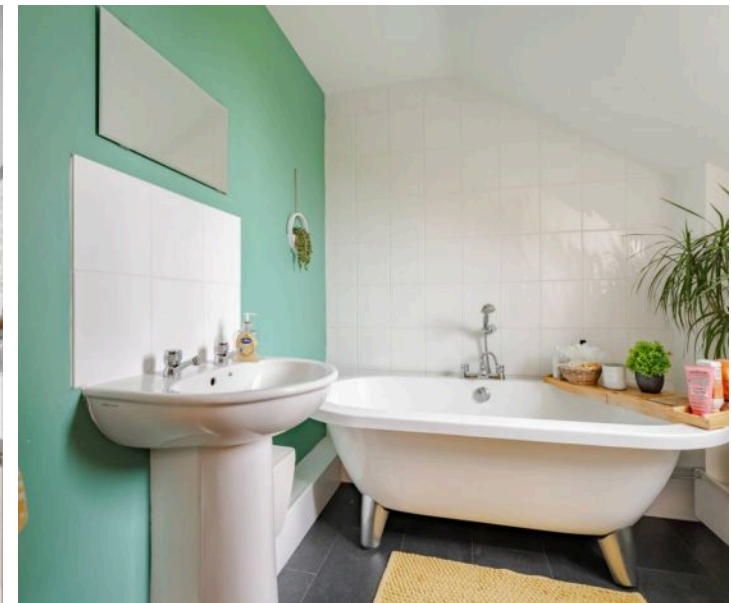
Cotton, Stowmarket

The Location

Perfectly situated on the tranquil Broad Road in the charming village of Cotton, this property enjoys a setting that combines peaceful village living with excellent convenience. Surrounded by open countryside and rolling Suffolk farmland, it offers a genuine sense of rural calm while remaining close to local amenities, including the village's primary school, church, and traditional country pubs.

The nearby town of Stowmarket provides a wider choice of shopping, dining, and leisure facilities, along with a mainline rail service to London Liverpool Street, making it an appealing location for commuters seeking a more relaxed pace of life. For those who enjoy the outdoors, the surrounding countryside offers plenty of opportunities for walking, cycling, and exploring the Suffolk landscape.

With its unspoilt natural surroundings, welcoming community, and easy access to the A14 and the Suffolk coast, Broad Road in Cotton represents a rare combination of seclusion and accessibility. It is a location that allows residents to enjoy the tranquillity of village life without compromising on connections to larger towns and transport links.



Brock Cottage Broad Road

Cotton, Stowmarket

Brock Cottage, Cotton

This beautifully updated detached cottage enjoys an enviable position backing directly onto open farmland, offering uninterrupted countryside views and a wonderful sense of privacy. Blending period character with thoughtful modern improvements, the home provides generous and versatile accommodation suited to both family life and entertaining.

The heart of the property is the open plan sitting and dining area, finished with solid wood flooring and centred around a striking red brick fireplace with a wood burner. The dining space flows naturally from the sitting room and benefits from French doors that frame the rolling fields beyond and open directly onto the garden, allowing the outside to become part of everyday living.

Positioned to one side of the house, the kitchen/breakfast room is triple aspect and filled with natural light. Solid wood work surfaces run alongside a range of wall and base units, complemented by tiled splashbacks and flooring. There is ample room for freestanding appliances and informal seating. A separate utility room extends the workspace and storage, and also houses the boiler, providing practical separation from the main kitchen area.



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Upstairs, the landing features a partially vaulted ceiling and roof window, creating an airy feel and offering space that could be used for reading, storage or a compact home working area. There are three genuine double bedrooms. The principal bedroom benefits from built-in wardrobes and its own en-suite shower room, while another bedroom also includes extensive fitted storage and attractive outlooks. A family bathroom with three-piece suite serves the remaining rooms, and a ground floor WC adds further convenience.

Outside, the rear garden is fully enclosed and designed to make the most of the countryside backdrop. A patio area provides an ideal setting for outdoor dining, leading onto a lawn bordered by established planting. A substantial timber shed offers useful storage and potential for workshop use. To the front and side, a combination of driveway and shingled areas provides off-road parking for several vehicles.

Overall, this charming cottage offers a rare opportunity to enjoy modern comfort within a character setting, all while benefiting from open rural views directly behind the property.

Agents Note

This property will be sold freehold.

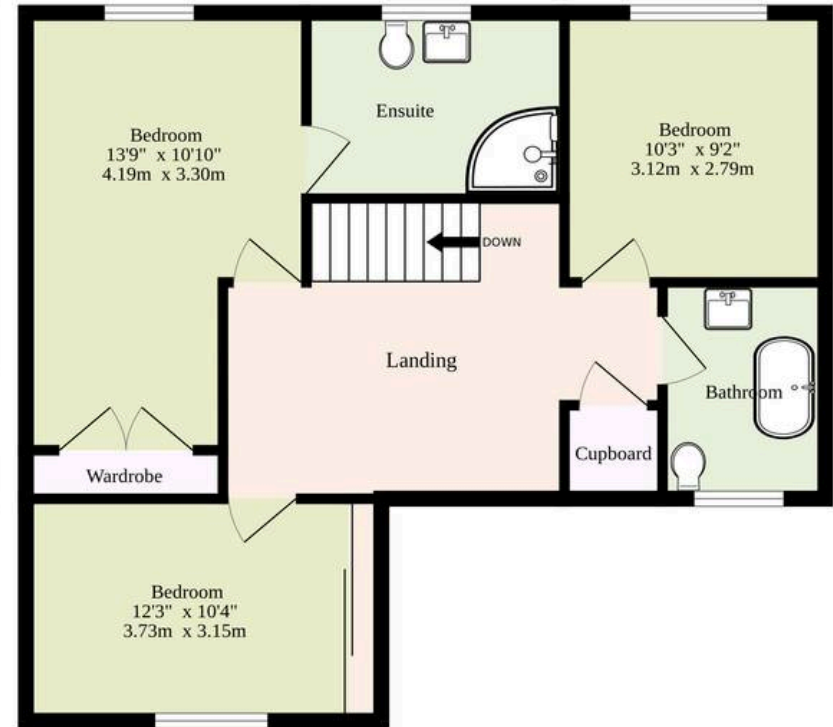
Connected to mains water, electricity, and drainage, alongside oil-fired heating.



Ground Floor
758 sq.ft. (70.4 sq.m.) approx.



1st Floor
589 sq.ft. (54.7 sq.m.) approx.



Including Store

TOTAL FLOOR AREA : 1347 sq.ft. (125.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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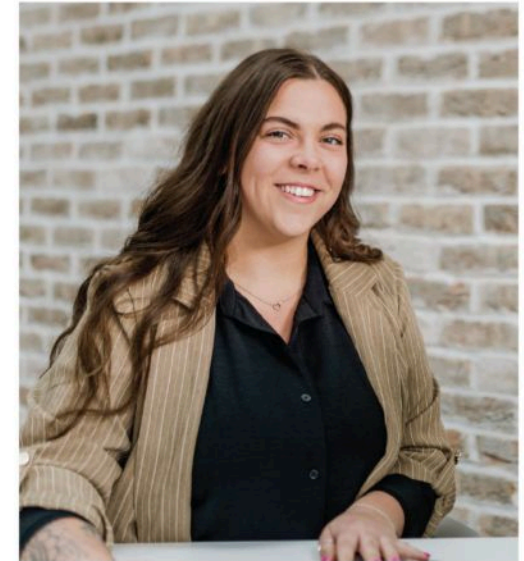
Dreaming of this home? Let's make it a reality



Meet *Nicola*
Branch Manager



Meet *Theo*
Property Consultant



Meet *Anya*
Aftersales Progressor

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