



Brywin Church Road, Cotton

Stowmarket



Minors & Brady

# Brywin Church Road

Cotton, Stowmarket

There's a welcoming, countryside feel as you approach this home, set back from the road on a generous 0.2-acre plot with open fields stretching out to the front and rear. Positioned within the Suffolk village of Cotton, this extended detached residence offers over 1,500 sqft of flexible family accommodation (stms), with clear potential to modernise or further extend (stpp). A wide shingled driveway, expansive front garden and integral garage enhance its kerb appeal, while energy-efficient solar panels with battery storage provide quarterly FIT payments. Inside, a bright entrance hall leads to a 19ft living room flowing into the dining area, creating a sociable everyday space, alongside a well-appointed kitchen/breakfast room and practical utility. Upstairs, four bedrooms, three doubles with built-in storage, are served by a family bathroom. The standout feature is the expansive rear garden: a sweeping lawn, established planting, multiple seating areas and a large shed/workshop, all set against open countryside, offering a peaceful backdrop and plenty of scope for outdoor living.



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- Offered chain free
- Set back from the road, on a 0.2 acre plot within the Suffolk village of Cotton, lies this extended detached residence that is full of potential (stms)
- Exceptional family home showcasing over 1,500 sqft of spacious and flexible accommodation that has the opportunity to be modernised or extended (stpp)
- Energy-efficient solar panels and batteries, with FIT generation payments received quarterly
- Country fields at the front and rear of the property, promising a quiet, scenic village setting
- Kerb appeal with a vast front garden, a shingled driveway providing ample off-road parking and an integral garage for storage use
- 19ft living room that opens into the dining area, creating an effortless flow for everyday living and entertaining
- Kitchen/breakfast room fitted with cabinetry, integrated appliances, a breakfast bar unit and a functional utility room
- Four bedrooms, three of which has built-in storage, all complemented by a family bathroom
- A highlight of the home is the expansive garden, offering endless possibilities for outdoor leisure, featuring a sweeping lawn, established planting, several seating areas and a large shed/workshop



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## Cotton

Church Road sits within the small, rural village of Cotton, a quiet part of mid-Suffolk surrounded by open farmland and wide skies. The setting feels peaceful and tucked away, with the parish church and village hall acting as the main focal points of local life. Day-to-day amenities are found in neighbouring Bacton and Mendlesham, both just a few minutes' drive, while larger services are in Stowmarket, the nearest town. Stowmarket also provides the closest major supermarkets, Tesco Superstore, Asda, Lidl and Aldi, along with a range of independents.

For schools, families typically look to Bacton Primary School or Old Newton Primary School, with secondary options including Stowupland High School and Stowmarket High School. Transport links are straightforward: the A140 and A14 are within easy reach for routes across Suffolk and Norfolk, and Stowmarket station offers direct rail services to Norwich, Ipswich and London Liverpool Street. It's a location that suits anyone wanting calm village living with simple access to nearby towns, countryside walks and the wider Suffolk landscape.



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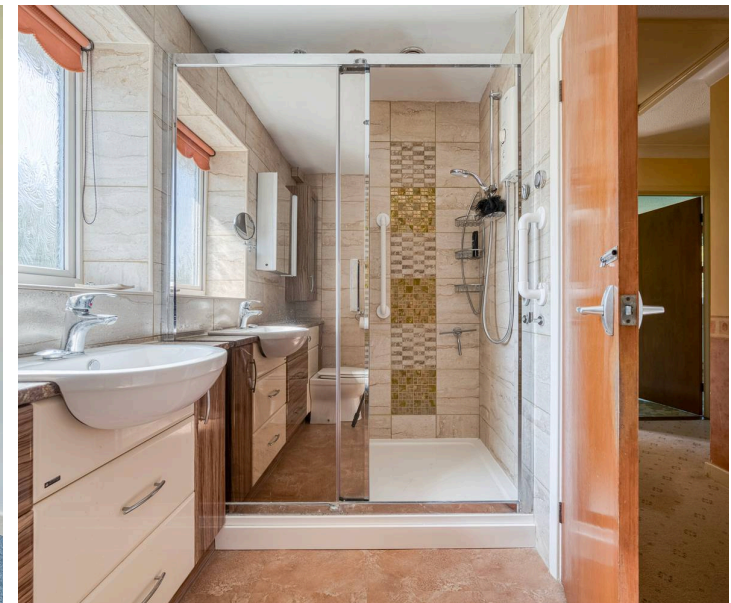
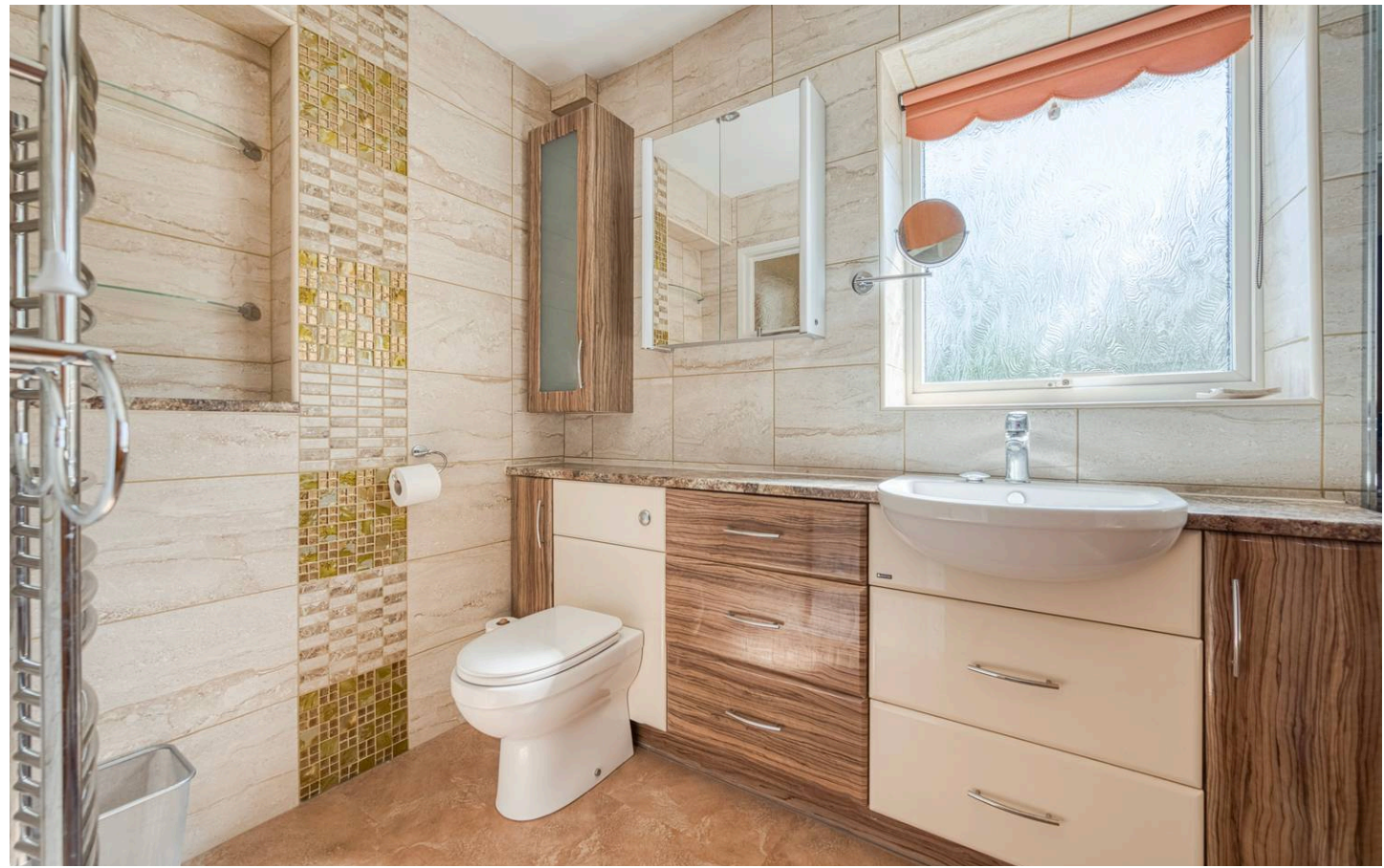
Set back from the road and enjoying a generous 0.2-acre plot, this extended detached residence sits within the well-connected Suffolk village of Cotton, offering an appealing blend of space, potential and a peaceful rural backdrop. With over 1,500 sq ft of accommodation (stms), the home presents an excellent opportunity for those seeking a substantial family property that can be modernised or further extended (stpp) to suit individual needs.

A long shingled driveway, expansive front garden and views across open countryside create strong kerb appeal on arrival, complemented by an integral garage providing useful storage. Inside, a welcoming entrance hall sets the tone, complete with a convenient WC and built-in storage.

The ground floor has been thoughtfully extended to enhance everyday living. A 19ft living room flows effortlessly into the dining area, forming a bright, sociable space ideal for both family time and entertaining.

The kitchen/breakfast room is fitted with cabinetry, integrated appliances and a breakfast bar, supported by a practical utility room offering additional workspace and laundry facilities.

Upstairs, the property provides four bedrooms, three comfortable doubles and a single, three of which benefit from built-in storage. A well-proportioned family bathroom serves the accommodation.



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A standout feature of this home is the expansive rear garden, bordered by countryside and offering a wonderful sense of privacy. The sweeping lawn, established planting, multiple seating areas and a large shed/workshop create a versatile outdoor environment with endless possibilities for leisure, gardening or future landscaping projects.

The property also benefits from energy-efficient solar panels with battery storage, generating quarterly FIT payments.

Altogether, this is a spacious and adaptable home in a scenic village setting, offering both immediate comfort and exciting scope for future enhancement.

## Agents Notes

Freehold

Connected to mains water, electricity and drainage.

Oil central heating system.

Solar panels are owned outright by the current owners.

Please note that this property has spray foam in the loft that is to be removed by the mortgage accredited company prior to sale.



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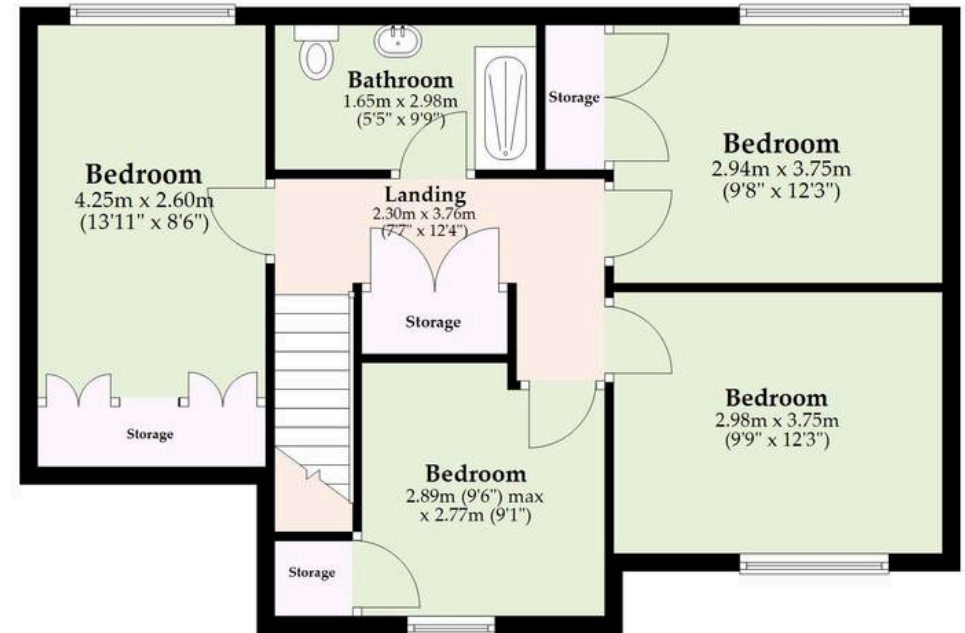
## Ground Floor

Approx. 83.6 sq. metres (900.4 sq. feet)



## First Floor

Approx. 59.9 sq. metres (645.1 sq. feet)  
(excluding Storage)



Total area: approx. 143.6 sq. metres (1545.5 sq. feet)

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.

Plan produced using PlanUp.

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



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Meet *Theo*  
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