



Hayes Farm, Cotton, Stowmarket, Suffolk

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BNP PARIBAS GROUP 

Hayes Farm Stonham Road Cotton Stowmarket Suffolk IP14 4RQ

A substantial detached family home with beautiful mature grounds set in a rural, mid-Suffolk village location.

A14 (Jct 50) 6.0 miles, Stowmarket town centre 6.5 miles, Ipswich 16.0 miles, Bury St. Edmunds 17.5 miles, M11 (Jct 9) 50 miles, Stansted Airport 65 miles

Reception hall | Sitting room | Cloakroom
Dining room | Conservatory | Shower room
Kitchen | Utility room | Snug | Principal bedroom
| 3 Further bedrooms | Family bathroom | Barn
Store | Garage | Tennis court | Swimming pool
Garden | EPC rating E
In all 1.8 acres.

The property

Located on the edge of the small mid-Suffolk village of Cotton, Hayes Farm is a well-proportioned detached family home offering spacious, flexible accommodation throughout, as well as a barn with attached garage, offering potential for conversion to an annexe or guest accommodation. Positioned within 1.8 acres of well-established gardens and grounds, the property offers potential for updating, and would make a conveniently located family home.

The ground floor comprises four well-proportioned reception rooms, with character details such as timber beams; a sizeable, comfortable sitting room with a dual aspect, including a bay window; a formal dining room with double doors leading to the light, airy and spacious conservatory, and a snug providing further space in which to relax. The kitchen is well equipped with fitted units to base and

wall level, as well as integrated appliances, and ample space for a breakfast table. The adjoining utility provides additional room for storage and appliances.

Upstairs there are four double bedrooms, all of which have dual aspects, welcoming plenty of natural light and affording views across the surrounding fields. A family bathroom to the first floor, and further shower room to the ground floor complete the internal accommodation.

Outside

The property is set back from a private lane with a gravel drive allowing for parking and turning. Access is provided to the barn and garage. Subject to the necessary consents, the barn provides the potential for further useful living space and could be used as a home office, studio, or conversion to an annexe. The majority of the plot is laid to lawn, divided by established hedgerows. There is also a vegetable garden with raised beds, well-stocked borders with various shrubs and perennials, a selection of mature trees, an outdoor swimming pool and a hard tennis court, enclosed by chain link fencing.

Location

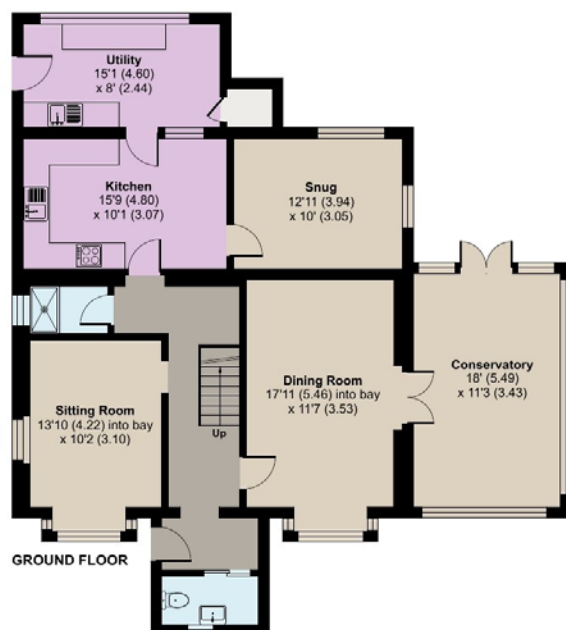
The property is in a rural Suffolk position, just outside the small village of Cotton and surrounded by beautiful countryside, 6 miles north of the market town of Stowmarket. The village has a local pub, a village hall and a parish church, while nearby Bacton has a local primary school. Stowmarket offers a variety of amenities within easy reach, including a choice of shops and large supermarkets, several pubs, restaurants and cafés, as well as a choice of primary and secondary schools, including the independent Finborough School. The A14 provides easy access towards Ipswich and Bury St. Edmunds, with the A140 providing access north towards Norwich. Stowmarket mainline station runs regular services to London Liverpool Street, taking approximately 90 minutes.





Floorplans

House internal area 2108 sq ft (195.8 sq m)
Garage internal area 431 sq ft (40 sq m)
Outbuilding internal area 413 sq ft 38.3 sq m)
Total area = 2952 sq ft (274.1 sq m)
For identification purposes only.



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichcom 2024.
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Directions

From the A14 take the Stowmarket exit and head north on the A1120 for Stowupland. In 1 mile bear left for Mendlesham Village and Green. Continue for 2 miles and turn right for Mendlesham and 'Grainstore'. In 0.3 mile turn right for Cotton and Finningham and keep on this road for 1.5 miles and take a sharp right hand turn signposted Lodge Lane (no through road) and Hayes Farm will be found immediately on the right hand side.

General

Local Authority: Mid Suffolk District Council
Services: Private drainage which we understand may not comply with the relevant regulations. Further information is being sought. Oil-fired central heating. All other services are connected.
Council Tax: Band F
Tenure: Freehold
Guide Price: £700,000
Agent's note: The vendor of this property is an employee of Strutt & Parker.

Suffolk

The Stables, Wherstead Park, Ipswich, Suffolk IP9 2BJ

01473 220444

ipswich@struttandparker.com
struttandparker.com

@struttandparker

/struttandparker

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