

Palmer & Partners



Medlar Cottage, Folly Lane,  
Copdock, Suffolk, IP8 3JQ  
Offers in excess of £650,000

Palmer & Partners

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- Designated Quiet Lane
- No Onward Chain
- Plot Approaching Half an Acre (STS)
- Unspoilt Field Views from Rear Garden
- Timber Framed Detached Bungalow
- Five Bedrooms
- Two Generous Reception Rooms
- 21ft Kitchen/Breakfast Room
- Bathroom & Shower Room
- Substantial Driveway Providing Ample Off-Road Parking
- Detached Double Garage
- Beautiful Wraparound Gardens

Folly Lane is a Designated Quiet Lane in the sought-after village of Copdock and 'Medlar Cottage' is accessed via a private road with a swing gate opening onto a sweeping driveway, with detached double garage, providing ample off-road parking for several vehicles. 'Medlar Cottage' is a Cedar Wood bungalow with timber framed construction and was built in the 1980s and extended in the 1990s creating this magnificent family home. Occupying a substantial plot, this five-bedroom detached bungalow is being sold with no onward chain and is nestled in the centre of the plot with beautiful wraparound gardens and stunning unspoilt field views from the rear. Within the rear garden is a large timber summerhouse which has power and light connected.

As agents, we recommend the earliest possible viewing to fully appreciate the quality and exceptional amount of accommodation the bungalow has to offer together with the spectacular field views. The spacious hallway provides ample storage and leads to three of the bedrooms, the large four-piece bathroom and the living room which has an open fire. An inner hallway leads to the spacious dual aspect dining room, 21ft country-style kitchen/breakfast room, two further bedrooms and a shower room.

Copdock is a sought-after village to the Southwest side of Ipswich which enjoys the best of both worlds, a quiet village location whilst within short driving distance to the county town of Ipswich which is rich with many



amenities. The village has a primary school, parish church, village hall, public house, playing fields, and offers easy access to the A12 and A14 commuter trunk roads. There are excellent senior schools in nearby East Bergholt and Ipswich, train stations in Manningtree and Ipswich, a regular bus service connecting Copdock to Ipswich and Colchester, and local shopping facilities in neighbouring Capel St. Mary.

**Entrance Hall:** The spacious hallway provides ample storage with a built-in wardrobe, coat cupboard, airing cupboard and meter cupboard. There is also a radiator, access to the loft, and doors leading to three of the bedrooms, the family bathroom and living room.

**Bedroom:** 11'9" x 6'7" (3.58m x 2m) Bay window to the front aspect, a radiator, and built-in double wardrobe.

**Bedroom:** 11'9" x 11'8" (3.58m x 3.56m) Window to the rear aspect and a radiator.

**Bedroom:** 13'6" x 11'8" (4.11m x 3.56m) Dual aspect with windows to the rear and side and a radiator.

**Family Bathroom:** 11'1" x 7'7" (3.38m x 2.3m) The generous bathroom has a stylish four-piece suite comprising a freestanding bath, walk-in shower enclosure, low-level hand wash basin and hand wash basin. There is a large heated towel rail, tiled floor and walls, and an opaque window to the rear aspect.

**Living Room:** 15'9" x 15'8" (4.8m x 4.78m) Window to the front aspect, a radiator, an open fire, door opening into the



kitchen/breakfast room, and a large set of double doors opening through to:

**Dining Room:** 17'5" x 14'4" (5.3m x 4.37m) Dual aspect with a box bay window to the side and further window to the front, a radiator, and a door opening through to:

**Inner Hallway:** Window to one side with a door opening out to the other side, a radiator, further access to the loft, and doors leading to the kitchen/breakfast room, shower room, and the two remaining bedrooms.

**Kitchen/Breakfast Room:** 21'9" x 11'9" (6.63m x 3.58m) The country-style kitchen is fitted with a range of matching eye and base cupboards and drawers with under unit lighting, roll edge work surfaces, sink and drainer, and tiled splashbacks. There is

an integrated double oven and electric hob with extractor hood over, space for an American-style fridge freezer, and space and plumbing for a washing machine and dishwasher. The kitchen also has a radiator, ceiling inset spotlights, tiled floor, space for a breakfast table and chairs, window to the rear aspect, and a door leading to the living room.

**Bedroom:** 11'11" x 8'3" (3.63m x 2.51m) Window to the side aspect, a radiator, and built-in bed and bedroom furniture.

**Bedroom:** 11'9" x 8' (3.58m x 2.44m) Window to the side aspect, a radiator, built-in bed and bedroom furniture, and a further built-in wardrobe.

**Shower Room:** A three-piece suite comprising a corner shower enclosure, low-level WC and hand wash basin,



along with a heated towel rail and tiled walls and floor.

**Outside:** 'Medlar Cottage' occupies a delightful central position within a plot approaching half an acre (subject to survey) and is accessed via a private road off Folly Lane, a Designated Quiet Lane, offering a peaceful and picturesque setting. A swing gate opens onto a substantial sweeping driveway, providing extensive off-road parking for numerous vehicles and leading to the detached double garage. The magnificent wraparound gardens are a particular feature of the property, being predominantly laid to lawn and beautifully framed by mature hedging and established trees, creating an exceptional degree of privacy and seclusion. To the rear, the impressive expanse of lawn continues

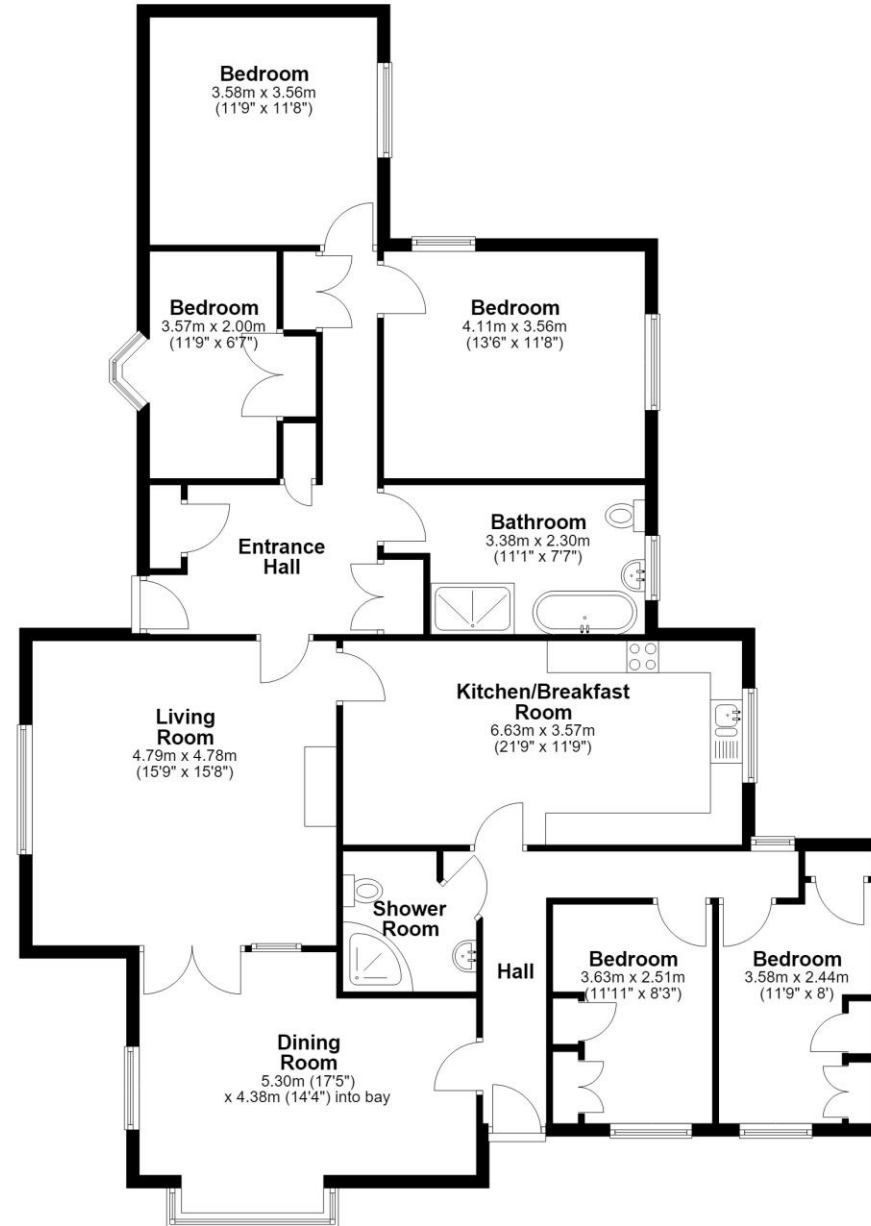
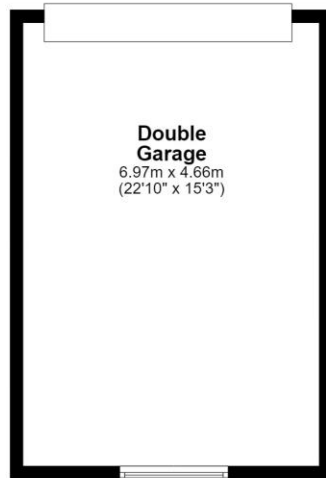
to a generous decked seating area, complete with a timber summerhouse and attractive post-and-rail fencing. This is the perfect place to relax and take in the spectacular far-reaching, uninterrupted views across the surrounding countryside. The garden also benefits from a patio area, two useful sheds, and discreetly positioned oil tank.

**Summerhouse:** 15'5" x 11'10" (4.7m x 3.6m) French doors opening out to the garden, windows, and power and light is connected.

**Detached Double Garage:** 22'10" x 15'3" (6.96m x 4.65m) Electric up and over door, power and light is connected, and there is a large window.

### Ground Floor

Approx. 156.4 sq. metres (1683.1 sq. feet)  
(excluding Double Garage)



Total area: approx. 156.4 sq. metres (1683.1 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.



### Attributes

5 Bedrooms, 2 Bathroom, 2 Reception,

EPC Rating: To be confirmed

Council Tax Band: F



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