

*A prominent five bedroom Grade II Listed village house, in the centre of Grundisburgh, with stunning contemporary extension to the rear, occupying a large plot and offering annexe accommodation.*

Guide Price  
£895,000 Freehold  
Ref: P6095/J

Folly Cottage  
The Green  
Grundisburgh  
Woodbridge  
Suffolk IP13 6TA



Entrance hall, drawing room, sitting room, kitchen/dining room, utility room, boot room and cloakroom.

Master bedroom with en-suite shower room, four further bedrooms, study/bedroom six, bathroom and shower room.

The Stable Annexe comprising sitting room, kitchen, double bedroom and bathroom.

Generous driveway and double garage.

Mature, established landscaped gardens extending to nearly half an acre in all.

#### Contact Us



Clarke and Simpson  
Well Close Square  
FramliAngham  
Suffolk IP13 9DU  
T: 01728 724200  
F: 01728 724667

And The London Office  
40 St James' Place  
London SW1A 1NS

[email@clarkeandsimpson.co.uk](mailto:email@clarkeandsimpson.co.uk)  
[www.clarkeandsimpson.co.uk](http://www.clarkeandsimpson.co.uk)



## Location

Folly Cottage is situated in the very centre of the village of Grundisburgh overlooking the village green. This desirable village has an impressive church, a primary school, an excellent public house, The Dog, which has previously won many awards for its food, a village store and Post Office, and village playing fields with tennis courts.

Grundisburgh is ideally located for both the historic market town of Woodbridge, approximately 3 miles to the south-east, as well as the county town of Ipswich, some 6 miles to the south-west. Direct trains from Ipswich to London's Liverpool Street station take just over the hour. Woodbridge is best known locally for its picturesque riverside setting with marina and associated boat services. It is also highly regarded for its good choice of schooling in both state and private sectors, and offers a variety of shops, restaurants, a cinema and theatre, and recreational facilities. The Heritage Coast lies within 15 miles with popular centres such as Orford, Aldeburgh, Thorpeness, Walberswick and Southwold.

## Description

Folly Cottage is a prominent Grade II Listed five/six bedroom village house, that overlooks the village green in the centre of the popular and desirable village of Grundisburgh. According to the Listing schedule, the original core of the building is believed to date from the late 17th or early 18th Century. The current vendors acquired the property in 2012 and in 2015 constructed the two storey, contemporary extension to the rear to create the stunning open plan kitchen/dining room, together with the impressive master bedroom suite above.

Folly Cottage also benefits from The Stable; a separate one bedroom annexe that could be used to accommodate dependent relatives, as a B&B or holiday let, or as a work from home facility, subject to the necessary consents.

Folly Cottage occupies a large plot that extends to approximately 0.45 acres in all. The grounds comprise a generous shingled driveway providing ample parking facilities together with a useful garage/workshop building. The gardens and grounds have been landscaped, with an impressive Indian sandstone patio set behind a low level retaining brick wall that surrounds the kitchen/dining room beyond which are the established gardens.



## The Accommodation

### *The House*

#### Ground Floor

A wooden panelled front door opens into the

#### *Entrance Hall* 15'1 x 12'3 (4.6m x 3.73m)

A spacious reception area with casement window on the front elevation overlooking the front garden and towards the centre of the village. Exposed ceiling and wall timbers, oak boarded floor, cloak cupboard, principal staircase to the first floor, telephone point and doors off to



#### *Drawing Room* 24'6 x 23'10 (7.47m x 7.26m)

Comprising part of the original core of Folly Cottage and believed to date from the late 17th or early 18th Century, a spacious triple aspect room with a good amount of windows and glazed doors providing plenty of light and views of the surrounding gardens. The focal point is the impressive open brick fireplace with bressumer beam housing the woodburning stove set on a raised pamment hearth. Exposed ceiling timbers, secondary staircase to first floor, brick floor, radiators, TV point, former fireplace (now a useful storage cupboard) and wall light points. French doors opening onto the front garden, and glazed door providing access to the rear.



Returning to the Entrance Hall a ledged and braced door opens into the



*Sitting Room* 22'9 x 14'5 (6.93m x 4.39m)

A very comfortable family room that overlooks the front garden. The focal point of the room is the exposed brick chimney breast enclosing the double fronted wood burning stove set on a pamment hearth. Exposed ceiling timbers, TV point and radiator.



Double doors from the Entrance Hall provide access to the

***Kitchen/Dining Room*** 21'5 x 14'1 (6.53m x 4.29m) & 20'3 x 12' (6.17m x 3.66m)

A stunning, contemporary addition to Folly Cottage. The Kitchen area is extremely well laid out and comprises an extensive range of cupboard and drawer units with granite worksurfaces incorporating a sink with mixer tap and drainer to the side. Neff induction hob with matching recessed extractor fan, two Neff double ovens, integral Neff dishwasher, wine cooler, recess (with plumbing) for American style fridge freezer and TV display cabinet with storage cupboards under. The adjoining Dining area benefits from a wonderful outlook over the terrace and rear garden. Curtain wall style glazing provides plenty of light and wonderful views. Tiled flooring throughout with underfloor heating, connecting door to the Sitting Room and further door to



***Utility Room*** 8'4 x 7'7 (2.54m x 2.31m)

With oak door, with leaded light window, providing access to the rear garden. Window on the rear elevation and matching range of cupboard and drawer units with granite worksurface over incorporating a butler sink with mixer tap and carved drainer to the side. Recess, plumbing and vents for washing machine and tumble dryer. Tiled flooring to match the Kitchen, underfloor heating, recessed spotlighting and extractor fan.

Returning to the Kitchen area cleverly designed false cupboard fronts open into the

***Boot Room***

With shelved storage cupboard, tiled floor to match the Kitchen/Dining Room, underfloor heating, cupboards containing the water softener and underfloor heating manifold, recessed spotlighting and door through to the



### *Cloakroom*

With WC, Roca mounted wash basin with cupboard under, mixer tap over and feature tiled splashback. Tiled floor to match remainder, underfloor heating, window on the side elevation, recessed spotlighting and extractor fan.

Stairs from the Entrance Hall rise to the

## **First Floor**

### *Landing*

With radiator and doors off to

### *Master Bedroom* 18'3 x 14'3 (5.56m x 4.34m)

Part of the extension completed in 2015 and comprising an impressive master bedroom suite with vaulted ceiling and glazed doors with side lights providing wonderful views of the rear terrace and gardens. Casement window and Velux roof lights provide additional light. Radiators, TV point, built-in wardrobe cupboard and door to



### *En-suite Shower Room*

With fully tiled walk-in shower cubicle, Roca mounted wash basin with cupboard under and mixer tap, and WC. Tiled floor, recessed spotlighting and extractor fan.

### *Bedroom Two* 11'9 x 8'1 (3.58m x 2.46m)

With casement window overlooking the front garden and village street. Exposed wall timbers, recessed spotlighting, TV point and radiator.



### *Shower Room*

With suite comprising fully tiled walk-in shower cubicle, WC and pedestal wash basin. Exposed wall timbers, towel radiator and recessed spotlighting.

### *Bedroom Three* 10'7 x 8'2 (3.23m x 2.49m)

Also with casement window overlooking the front garden and with stairs rising to a mezzanine style attic area, that could potentially be used as a study or for storage.



### *Bedroom Four* 14'10 x 14'8 (4.52m x 4.47m)

A spacious twin aspect double bedroom with windows on the front and rear elevation providing good views and plenty of light. Radiator, TV point, recessed spotlighting and door to walk-in Airing Cupboard.

A door from Bedroom Four opens into a

### *Study Area/Walk Through Bedroom Six* 9'5 x 9'4 (2.87m x 2.84m)

With window on the front elevation and door to



### *Rear Landing*

With secondary staircase returning to the Drawing Room and doors off to

### *Bathroom*

With suite comprising panelled bath in half height tiled surround with mixer tap and shower attachment, WC and mounted wash basin with storage cupboard under. Door to storage cupboard, radiator, recessed spotlighting, extractor fan and strip light shaver socket.



**Bedroom Five** 13'8 x 10'7 (4.17m x 3.23m)

Another good size double bedroom with partly vaulted ceiling and window on the gable elevation providing views across the village green. Exposed wall timbers, TV point, built-in wardrobe cupboard, recessed spotlighting and radiator.



**Outside**

Folly Cottage is set well back from the centre of the village, approached via a five bar gate which opens onto a wide shingled driveway that leads up to the **double garage/workshop**, approximately 21' x 18', with personnel door to the rear and power and light connected. A shingle path connects the driveway with the front door, beside which is the large front garden. This is predominantly laid to grass, but incorporates a number of well stocked, mature borders. The front garden is almost fully enclosed by a mixture of willow weave fencing and mature hedging, within which is set a five bar pedestrian gate that provides pedestrian access to the village green.

The rear garden has undergone a scheme of landscaping in recent years, with an impressive patio area laid to Indian sandstone surrounding the recent extension set within a low level brick retaining wall. Beyond the patio is the garden; this comprises large areas of grass, which is interspersed with a number of borders that contain a variety of established trees, shrubs, flowers and hedging. A brick pathway, flanked by borders, leads from the patio area and meanders to **The Stable Annexe**, with a small patio area to the front. In all the site extends to approximately 0.45 acres.





## **The Stable Annexe**

A wooden front door opens into the

### *Entrance Lobby*

With doors off to

### *Sitting Room* 14'1 x 11'8 (4.29m x 3.56m)

With windows on the front elevation providing plenty of light and good views of the rear garden. Velux window lights providing additional light. Radiators, TV point and door through to the

### *Kitchen* 11'6 x 7'6 (3.51m x 2.29m)

With range of cupboard and drawer units with worksurface over incorporating a stainless steel sink with mixer tap and drainer. Recess for cooker with gas connection point and light and extractor hood over. Recess and plumbing for washing machine, shelved storage cupboard, boiler cupboard, radiator, pamment tiled flooring and spotlighting.

A further door from the Entrance Lobby opens to the

### *Bedroom* 11'9 x 9'8 (3.58m x 2.95m)

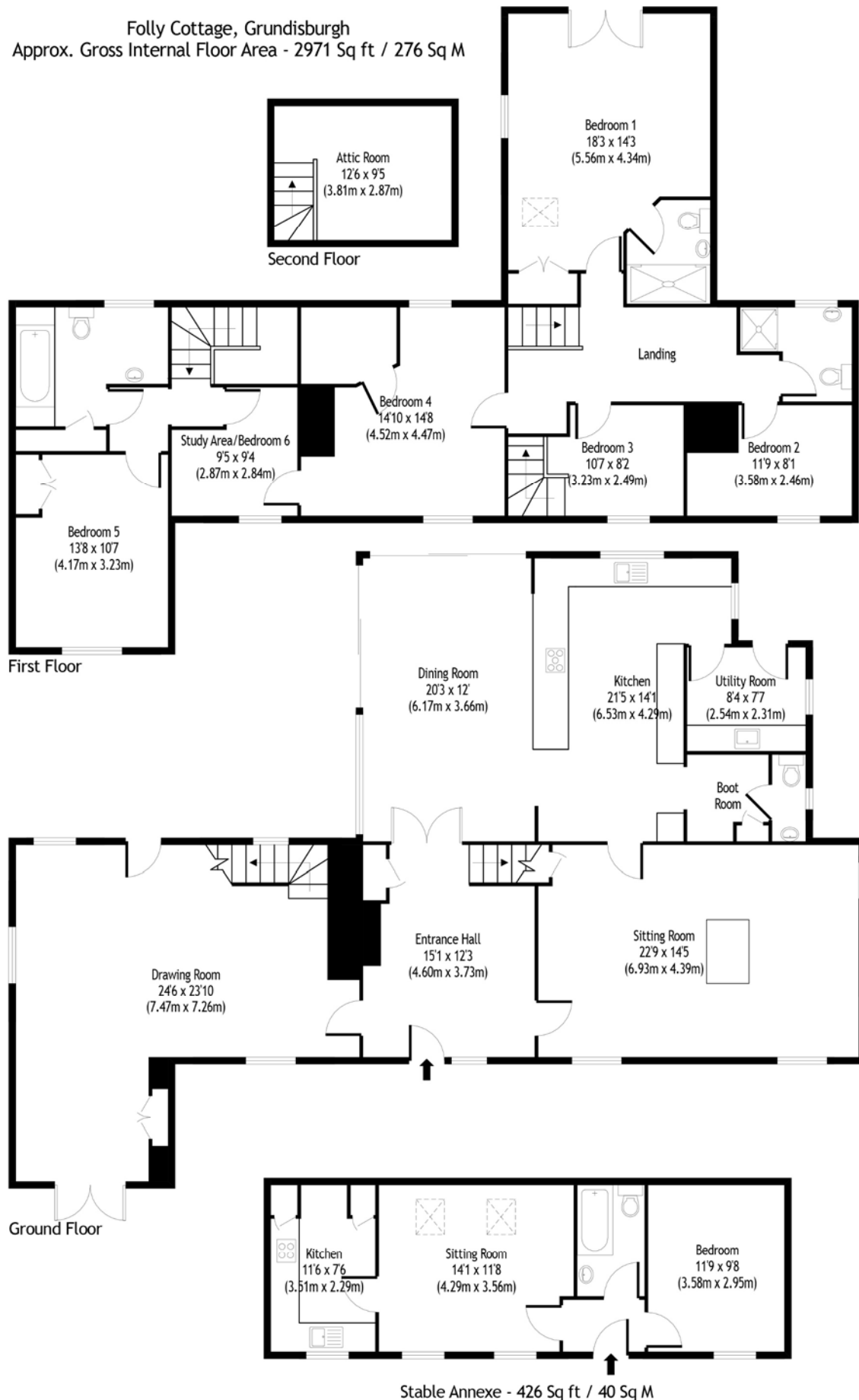
A good sized double bedroom with casement window on the front elevation overlooking the garden with views back towards Folly Cottage. Radiator.

### *Bathroom*

With suite comprising panelled bath in tiled surround with shower over, WC and pedestal wash basin. Radiator, Velux window light, recessed spotlighting, pamment tiled floor, extractor fan, access to roof space and strip light shaver socket.



Folly Cottage, Grundisburgh  
 Approx. Gross Internal Floor Area - 2971 Sq ft / 276 Sq M







*Viewing* Strictly by appointment with the agent.

*Services* Mains water, electricity, gas and drainage.

*Council Tax*

*Main House:* Band G; £2,705.33 payable per annum 2018/2019

*Annexe:* Band A; £1,082.13 payable per annum 2018,2019

*Local Authority* Suffolk Coastal District Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 01394 383789

**NOTE**

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*February 2019*

## Directions

From the 'Wyevale' Woodbridge roundabout, proceed towards Grundisburgh along the B1079. At the sharp right hand bend turn left into the centre of the village. Proceed past the shop and Folly Cottage will be found on the right hand side, immediately after the village green.



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