



3 The Dormy, Thorpeness

Bedfords

ESTABLISHED 1966

3 The Dormy, Thorpeness, Suffolk, IP16 4RB

Accommodation: Sitting / Dining Room | Kitchen
| Two Bedrooms | En-Suite | Family Bathroom |
Balcony | Parking |

Thorpeness is arguably one of the most sought-after locations on the Suffolk Heritage coast. The original fisherman's village was transformed about 100 years ago when Glencairn Ogilvie decided to develop the village as a holiday retreat for well-to-do Edwardians. Inspired by J M Barrier's Peter Pan, the design by Forbes Glennie includes the ever-popular country club with tennis courts and the Meare, a shallow boating lake. Thorpeness, known probably throughout the world for its "House in the Clouds", also has its own golf course, tea room, restaurant, village store and a public house.

Guide: £350,000



The Dormy is a fabulous single storey property situated in the sought-after village of Thorpeness. Only a hop, skip and a jump to the beach, a short walk to boating lake, cafes, and Dolphin Inn.

On entering the property you find yourself in the hall with doors off to the sitting/dining room which is a lovely light room with French doors that open onto a decked balcony offering fabulous views of Thorpeness tennis courts toward the water tower. The kitchen comprises high and low level units built in composite sink with electric





oven and hob, fridge/freezer, washing machine and free standing dishwasher and a distant view of the sea.

There are two double bedrooms, the main bedroom has an en-suite shower room and the second bedroom is set up as a twin room. Off the hall you will also find the family bathroom with panelled bath, pedestal wash hand basin, and close coupled WC

OUTSIDE:

The property has a lovely balcony with fabulous views of the tennis courts towards the water tower, ideal for al-fresco dining whilst watching the tennis. The owners of The Dormy benefit from use of the communal area to the side, priority booking for the tennis courts, and concessions on the greens at Thorpeness golf club and private parking.

NB: The property is leasehold with about 102 years remaining. The grounds and outside of the property are maintained by the management company at a charge of about £1200 PA Ground rent is fixed at £100 PA

IMPORTANT NOTICE:

These particulars have been prepared in all good faith; measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before travelling to ensure that your impression of the property is as we intended. None of the services, appliances or equipment have been tested and purchasers should satisfy themselves on such matters prior to purchase. **Viewing** is strictly by appointment: Tel: **(01284) 769999**. www.bedfords.co.uk 15 Guildhall Street, Bury St Edmunds, Suffolk IP33 1QD.

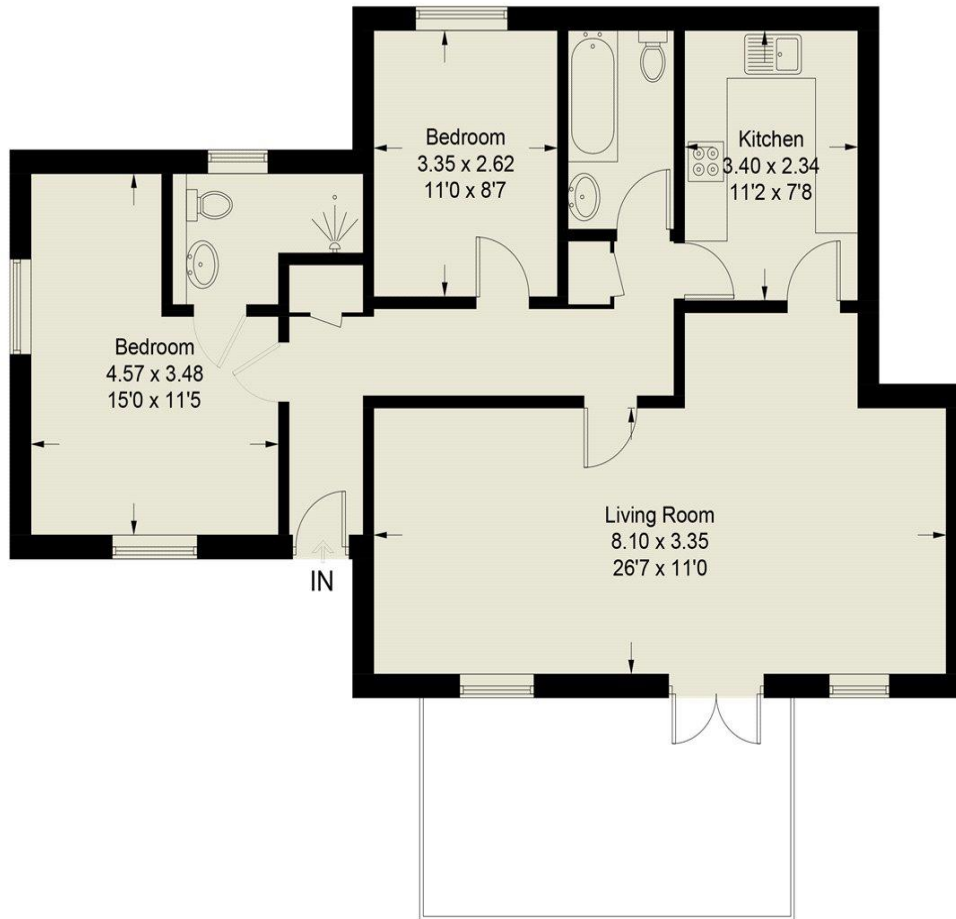
FIXTURES AND FITTINGS:

Unless specifically mentioned in these particulars, certain fixtures and fittings may be excluded from the sale. Some items such as carpets, curtains, light fittings, etc., may be available by separate negotiation.



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Approximate Gross Internal Area = 82.1 sq m / 884 sq ft



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		101
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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