



A FABULOUS 2-STOREY HOME IN THE HEART OF THORPENESS

Dormy House, Peace Place, Thorpeness, IP16 4NA

[bedfords.co.uk](https://www.bedfords.co.uk)

Bedfords

ESTABLISHED 1966

Dormy House Peace Place Thorpeness IP16 4NA

- Thorpeness Meare 0.3 miles
- Aldeburgh 2.1 miles
- RSPB Minsmere 7.1 miles
- Ipswich 26.4 miles

ENTRANCE HALL | SITTING ROOM | KITCHEN/RECEPTION ROOM | FAMILY ROOM | PLAYROOM \ GARDEN ROOM | UTILITY ROOM | CLOAKROOM | FIVE BEDROOMS | TWO-EN-SUITE | FAMILY BATHROOM | GARDEN | CARTLIDGE | GARDEN STORE | LOG STORE

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 Barrie'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.

Dormy House is a fabulous 2-storey family house in the heart of Thorpeness, with part weatherboarded elevations and a red brick extension to the rear, under a pantile roof. Front leading to an entrance hall with tiled floor, stairs to first floor, cloakroom with underneath storage cupboard, a large family open-plan kitchen/breakfast room with a range of base-and-wall units, range cooker and island unit, wooden floors and display shelves, and an opening to a garden room, which is glazed on three sides with double doors to a terrace and garden.

A SUPERB 5 BEDROOM PROPERTY SET IN THE HEART OF THE SOUGHT-AFTER VILLAGE OF THORPENESS.

Guide: £975,000 FREEHOLD



Double doors opening to a TV room with built-in shelves, and solid wood flooring. Also off the kitchen is a large utility room, with door to garden.

To the rear of the house, is a spacious double-aspect sitting room with high ceiling, wood-burning stove on a red brick hearth and four wall lights. Back from the hall, is a bedroom and adjacent games room, which has been converted from the original large single garage, which could be returned to its former use.

On the first floor is a spacious landing, master bedroom with south-facing window and an en suite shower room, three further double bedrooms, one with an en suite shower room and a family bathroom.

The owners have been granted planning permission to extend over the single-storey area at the rear of the house to create a larger family bathroom, a vaulted master bathroom with dressing area and an en suite bathroom.

Outside

The property is approached up a track leading to a double cartlodge for parking, there is a pedestrian access to the side. The garden is mainly laid to lawn at the rear and side of the property, with a garden store and log shed, and a sunny south-facing terrace to the other side.

The back garden is bordered by fencing and mature hedging, along with vehicular access back to The Sanctuary.

Services

Mains water, drainage and electricity. Gas-fired heating.

Council tax Band – TBC

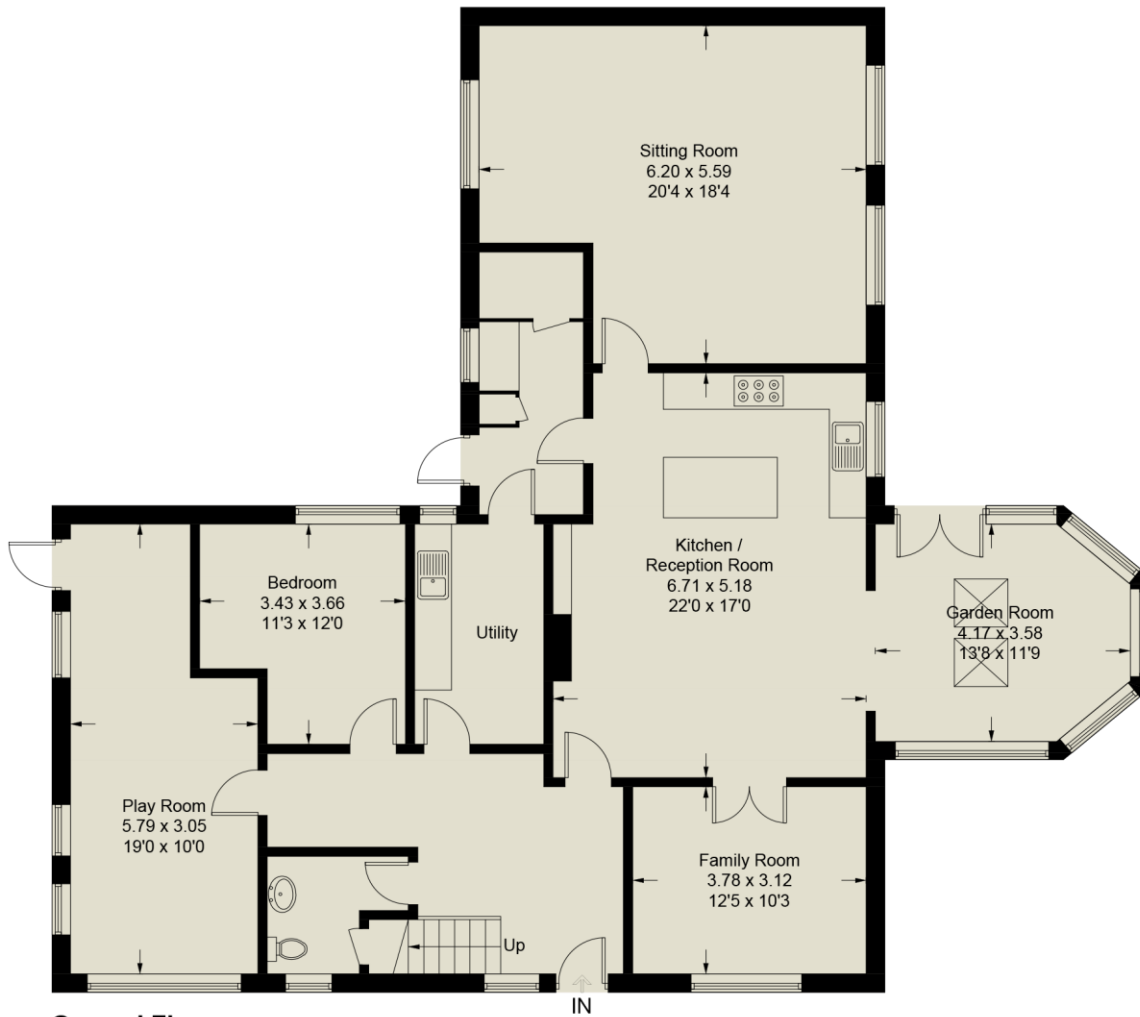
What 3 words – submits, salmon, slouched



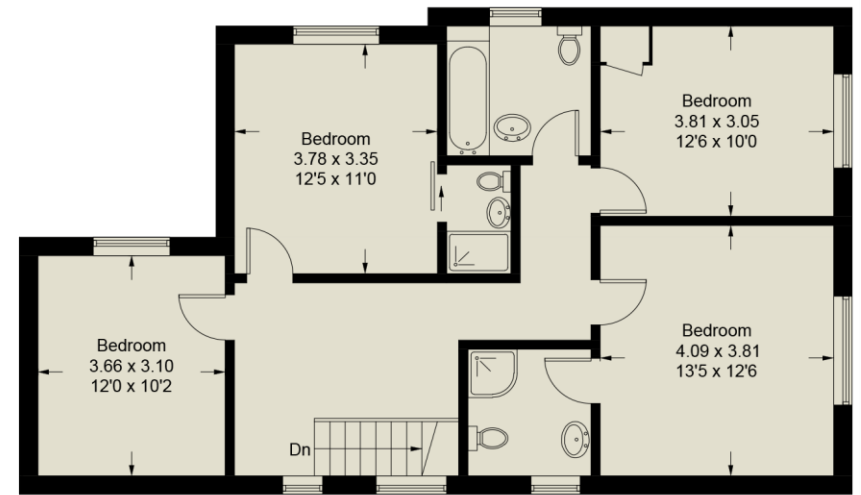
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	73	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-10)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Dormy House, Thorpeness

Approximate Gross Internal Area = 246.6 sq m / 2654 sq ft



Ground Floor



First Floor

For identification purposes only. Not to scale. Copyright fullaspect.co.uk
Produced for Bedfords





Bedfords

ESTABLISHED 1966

145 High Street, Aldeburgh, Suffolk IP15 5AN | 01728 454505 | BEDFORDS.CO.UK