



The Cottage

Broad Street, Orford IP12 2NQ

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ESTABLISHED 1966

The Cottage

Broad Street, Orford
Suffolk, IP12 2NQ

A SUPERB FOUR BEDROOM COTTAGE WITHIN MINUTES OF THE CASTLE AND RIVER.

- Southwold 24.3 miles approx..
- Campsea Ash Train Station 7.9 miles approx..
- Ipswich 20.5 miles approx..
- London 1 hour 15mins approx.

SITTING ROOM | GARDEN ROOM | KITCHEN | DINING ROOM
4 BEDROOMS | BATHROOM | GARDEN | OFF STREET PARKING

THE PROPERTY

The Cottage is a charming red brick detached cottage standing on this sought after residential street, a short walk from the Market Place and the Quay.

Standing on elevated land, the cottage is immaculately presented, having been extensively modernised and extended by the present owners including insulating the house throughout and adding wooden double glazed windows, creating a cosy period cottage.

The accommodation which is arranged over two floors benefits from oil fired heating to radiators, consists of front door leading to entrance hall, kitchen/breakfast room with a hand built Orwell kitchen, Esse range cooker with a double boiler serving the cooking and the heating and hot water. Sitting area with doors to the terrace and garden.

Beyond this room is the double reception with brick floor, open fireplace housing wood burning stove and the original front door to the front garden. Adjacent to the kitchen is also a side hall with stairs to the first floor and door to the garden.

Guide: £825,000 FREEHOLD



Downstairs from the front hall is a side passage leading to one double bedroom and one single bedroom which is currently being used as a study. There is also a family shower room and lovely garden room with double doors to the to the garden.

On the first floor is a generous landing, double bedroom, single bedroom, both with far-reaching views towards the river and a family bathroom.

Outside:

To the front of the house is a landscaped garden with ample parking for four cars and to the rear a large mature garden, mainly laid to lawn with herbaceous borders and mature shrubs and trees, bordered by a hedge. There is also side pedestrian access.

Services

Mains water, electricity and sewage. Oil-fired central heating.

What3words: baths.swaps.shares

Council Tax: E

EPC: E

Location

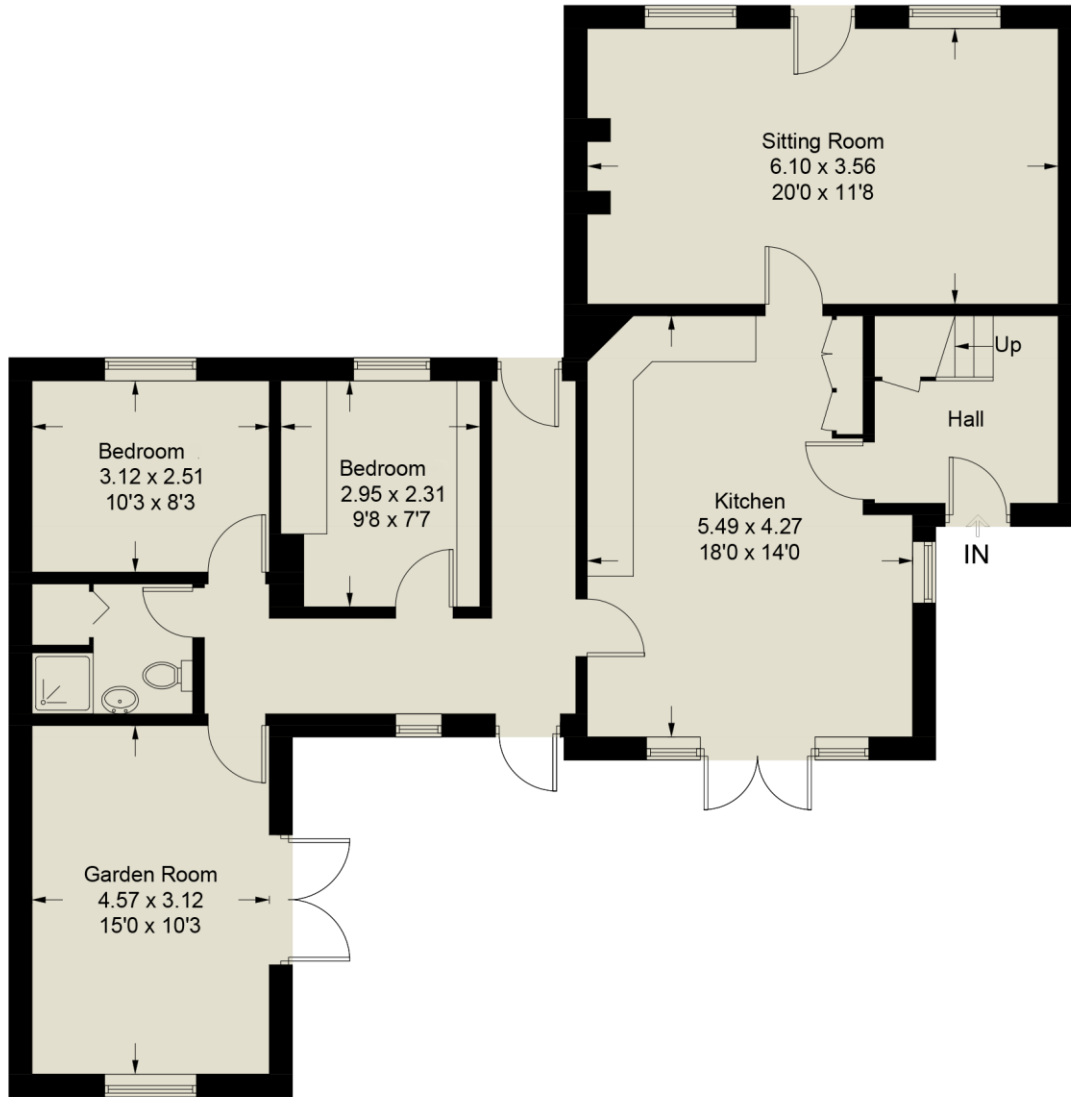
Situated on the Western banks of the River Ore, Orford offers a remarkably broad and comprehensive range of amenities and leisure pursuits. Found within the village are a General Store & Post Office; two pubs; The Crown & Castle Hotel; The Butley Oysterage; The Pump Street Bakery; various craft shops; Orford Sailing Club is a thriving family club with dinghy park and swing moorings; whilst the river also offers long scenic walks and exceptional bird watching. The larger market town of Woodbridge offers a range of commercial entertainment and shopping amenities, together with a branch line railway station providing a service to London Liverpool Street, via Ipswich.

FIXTURES AND FITTINGS: Unless specifically mentioned in these particulars, certain fixtures and fittings may be excluded from the sale.

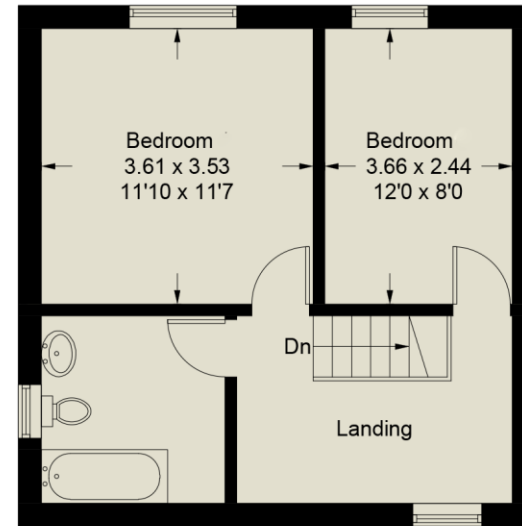


The Cottage, Orford

Approximate Gross Internal Area = 136.3 sq m / 1467 sq ft



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





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