



## Orford, Suffolk

Guide Price £395,000

- Historic Coastal Village
- Conservation Area
- Wood Burner
- Walking Distance to the Quay
- Two Double Bedrooms
- Courtyard Garden
- River Views
- Ensuite to Principle Bedroom
- EPC - E

# Quay Street, Orford

A pretty village cottage in a tucked away location, a few paces from the quayside of this historic coastal village. Standing on the banks of the river, Adle Orford is within Suffolk's Heritage Coast, an Area of Outstanding Natural Beauty and includes nature reserves, meandering rivers and woodlands, all connected by a network of public footpaths. Orford is one of the prettiest villages on the Suffolk coastal with delightful cottages, Medieval castle, pubs, bakery and smoke house. The quay and sailing club also offer access to water sports.



Council Tax Band: B



## DESCRIPTION

A shared shingle pathway between The Old Granary and The Moorings lead to this charming cottage tucked away behind Quay street perfectly located for access to the quayside and any many riverside walks this historic village location has to offer. A hand gate opens to courtyard and entrance door to the cottage which comprises fitted kitchen/dining room and cosy sitting room with fireplace and wood burning stove. Both the kitchen and sitting room have French doors opening to the courtyard garden. A cloakroom completes the ground floor accommodation. On the first floor there are two well proportioned bedrooms, both enjoying views over neighbouring gardens to the river. The principal bedroom has a Juliet balcony and ensuite bathroom.

## ACCOMMODATION

Glazed entrance door to a Lobby opening to:

### KITCHEN/DINING ROOM

Fitted with range of gloss finished base and cupboards, work surfaces with composite single drainer sink unit. Brick recessed former fireplace with storage cupboard and electric hob with cooker over. Fitted electric oven and microwave. Integrated dishwasher and water softener French doors open to the courtyard.

### SITTING ROOM

Brick fireplace with wood burning stove. French doors open to the courtyard. Staircase rises to the first floor.

### CLOAKROOM

Cloaks hanging/storage area. Hand basin and W.C.

## FIRST FLOOR

## LANDING

Sloping ceiling

## PRINCIPLE BEDROOM

Windows and Juliet Balcony with view over neighbouring gardens to the river. Expose brick chimney breast and cast iron fireplace.

## ENSUITE

White suite comprising panel bath, corner shower cubicle hand basin and W.C.

## BEDROOM

Windows with view over neighbouring gardens to the river

## TENURE

Freehold. Section of flying freehold - a portion of the first floor over lies the adjoining cottage.

## OUTGOINGS

Council Tax Band currently B

## SERVICES

Mains electricity, water and drainage.

## VIEWING ARRANGEMENT

Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view. Email: [aldeburgh@flickandson.co.uk](mailto:aldeburgh@flickandson.co.uk)  
Tel: 01728 452469 Ref: 20502/RDB.

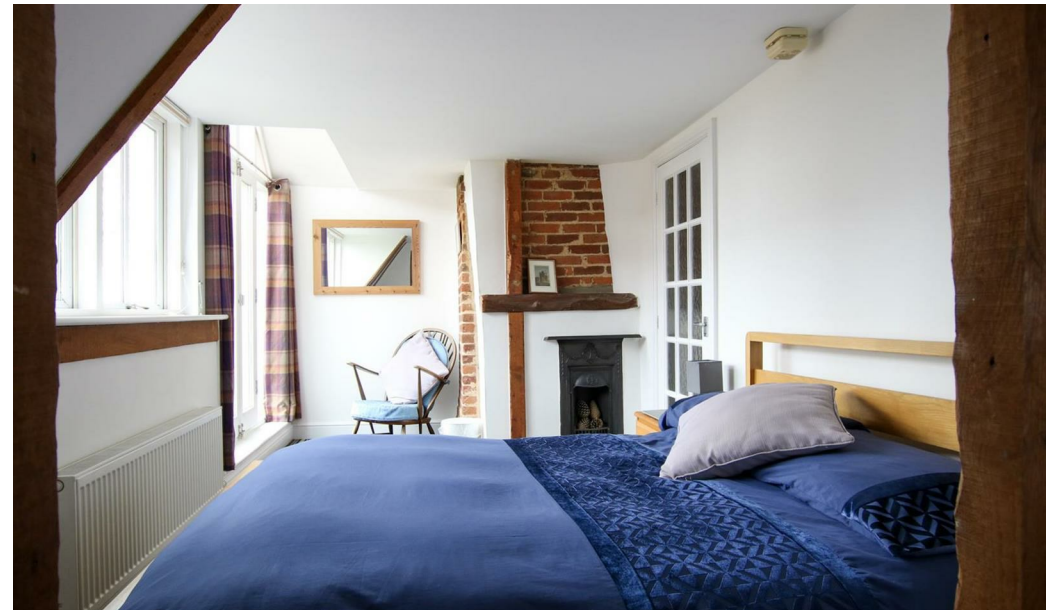
## FIXTURES & FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the

photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

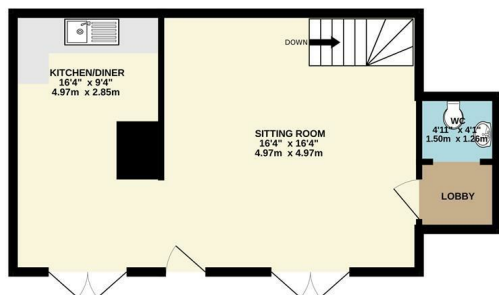
#### **AGENTS NOTE**

Within the courtyard is an entrance door to the adjoining cottage. The vendor has advised this is rarely used.

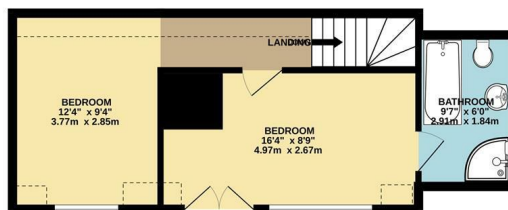




GROUND FLOOR  
450 sq.ft. (41.8 sq.m.) approx.

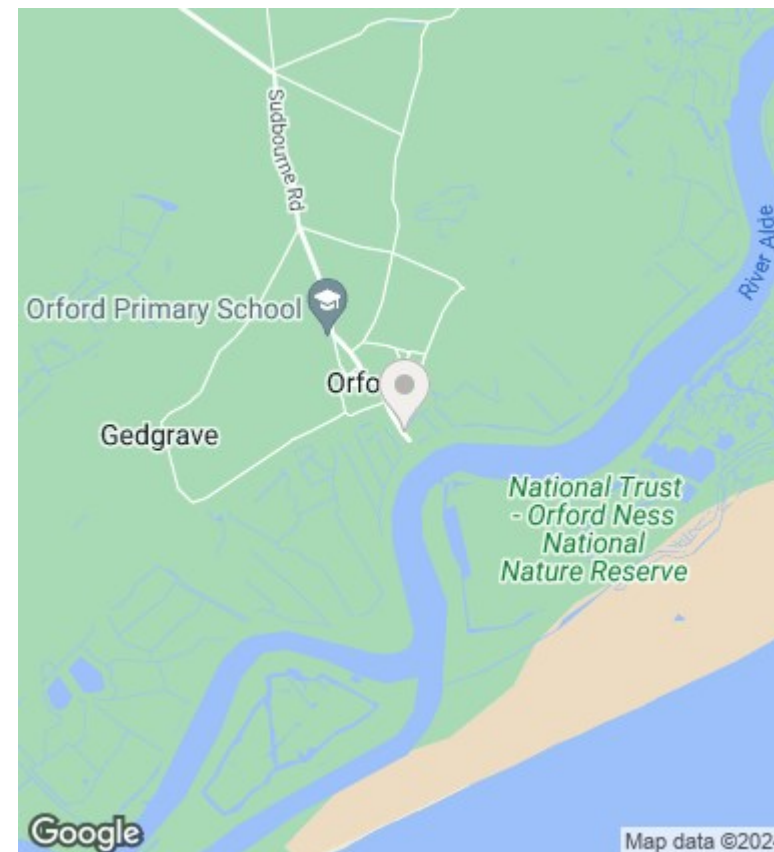


1ST FLOOR  
362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 812 sq.ft. (75.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024



### Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, David James Wealth for wealth management, David Barney & Co and Fairweather Law for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services it should be known that Flick & Son will receive a referral fee of 20% of case sizes for Jigsaw Mortgages Ltd and David James Wealth, £100 referral fee for David Barney & Co, £200 fee for Fairweather Law referrals and £50 referral fee for MS Surveys.

### Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)