



**FINE** & **COUNTRY**

2 Quay Cottages  
Ferry Road | Bawdsey | Woodbridge | Suffolk | IP12 3AY  
Guide Price: £420,000 Freehold





FINE & COUNTRY



A characterful two bedroom property with stunning views towards the River Deben. Offering parking, garage, enclosed front and rear gardens, log burning stoves, two reception rooms and two first floor bedrooms. The property is an ideal 2nd home or holiday let.

## ABOUT THE AREA

Bawdsey Quay stands at the mouth of the River Deben, approximately 10 miles south east of Woodbridge which offers individual boutiques, shops, restaurants and pubs. Woodbridge also has a railway station on the East Coast line from Lowestoft to Ipswich with connections to London Liverpool Street via Ipswich Station. Bawdsey Quay is located in an Area of Outstanding Natural Beauty on the banks of the River Deben. The cottage has access to a sandy beach within 30 metres of the property. There is a traditional foot ferry for passengers and cyclists which operates in the summer months between Bawdsey Quay and Old Felixstowe where fresh fish such as lobster and crab can be bought along with a visit to the Ferry Boat Inn for an enjoyable lunch. Visitors are attracted to this area because of its location to the sea and estuary of the River Deben.

## DIRECTIONS

From the A12 in Woodbridge, take the exit signed Orford/Sutton Hoo onto the A1152/Woods Lane. Drive down the hill and straight over the traffic lights, signed A1152/Bawdsey/Snape. Continue over the railway line and over Wilford Bridge. At the roundabout turn right (2nd exit) onto the B1083 signed Bawdsey/Hollesley. After a few hundred yards you will pass the entrance to Sutton Hoo. Continue for approximately two miles and drive through Sutton village. Approximately one mile after Sutton, as you approach Shottisham, you will arrive at a T-Junction. Turn right here and continue on the B1084 through Alderton until you see the village sign for Bawdsey. Continue all the way through Bawdsey to Bawdsey Quay. 2 Quay Cottages is the middle cottage.





## KEY FEATURES

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- Fabulous Location Near the Sea & With Stunning Views Over River Deben
  - Great for Walks, Cycling, Foot Ferry to Felixstowe Ferry & Exploring The Suffolk Heritage Coast
  - Mid Terrace Period Cottage With Large Garden, Allocated Parking & Garage
  - Ideal Holiday Let/Second Home
  - Enclosed Front Garden, Large Enclosed Rear Garden with access for boat storage.
  - Well Presented & Full of Character
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## ABOUT THE PROPERTY

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2 Quay Cottages is mid-terrace period house with red brick elevations offering stunning views over the River Deben Estuary towards Old Felixstowe. The property benefits from an entrance hall, sitting room, dining room, fitted kitchen, ground floor bathroom, two double bedrooms on the first floor with river views and an additional outside WC with wash hand basin. There is a spacious gated front garden and a large rear garden with views towards the Deben. The property benefits from allocated parking to the front of the cottage and a garage en bloc plus additional parking to the rear. 2 Quay Cottages would make an exceptional holiday let or 2nd home.



# ACCOMODATION WITH APPROXIMATE ROOM SIZES

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Solid oak door into:

## Entrance Hall

Carpeted, stairs to first floor, door leading to:

## Sitting Room – 10'10 (Max) narrowing down to 9' x 11'

Feature brick fireplace with multi-fuel burner, TV Aerial, stripped wooden floorboards, windows to front aspect.

## Dining Room – 13'x 11' (into recess) narrowing to 9'10

Feature brick fireplace with multi-fuel wood burner, original window to front aspect, high ceiling, single radiator, walk-in cupboard under stairs.

## Kitchen – 14' (max) x 5' (Max)

Matching oak wall and base units with ceramic tiled work top, electric oven and hob, integral dishwasher, 1 ½ stainless steel sink unit with swan neck mixer tap, tiled flooring, single radiator, window to rear aspect, part glazed door to rear aspect and door leading through into:

## Bathroom – 10'10 (Max) x 7' (max)

Low level WC, pedestal wash hand basin, bath, separate shower cubicle, single radiator, double glazed window to rear aspect, half tiled walls and tiled flooring.

## First Floor Landing

Carpeted staircase, wooden hand rail, dormer window to rear aspect, doors leading into:

## Bedroom One - 14' x 11' (max) narrowing down to 10'

(reduced ceiling height due to ceiling beams)

Loft hatch, feature brick chimney breast with ornate fire place, storage cupboard, original window to front aspect with views over estuary, carpet laid to floor.

## Bedroom Two – 10'10 narrowing down to 9'10 x 14'4 (measured at floor level).

Reduced ceiling height, ceiling beams, ornate fire place, built-in storage cupboard, single radiator, original window to front aspect with views over estuary, carpet laid to floor.







## OUTSIDE

Outhouse with latch doors leading to:

Boiler Room – 6' x 4'11

Tiled flooring, floor standing oil fired boiler, worktop, power and light connected.

Outside WC

Low level WC, hand basin, half tiled walls, tiled flooring and window to side aspect.

Rear Garden – Approx 135' long, 105' wide tapering to 36' by back door

Mainly laid to lawn with mature trees, raised patio area with brick built barbeque and Summer House (10' max x 9' max), views towards estuary and woodland behind enclosed by fencing, garden shed.

Front Garden

Flower and shrub borders with patio area, dwarf brick wall and picket fencing to front.

Parking & Garage

Allocated parking to the front of cottage. Additional parking to the rear. A five bar gate (adjacent to the rear of the property) leads to a garage en bloc (which is the 2nd garage on the left hand side).







## AGENTS NOTE

There is a Right Of Way to the rear of the garden, shared between 2 and 3 Quay Cottages. We understand that No 1 Quay Cottages has access to the septic tank at No 2.

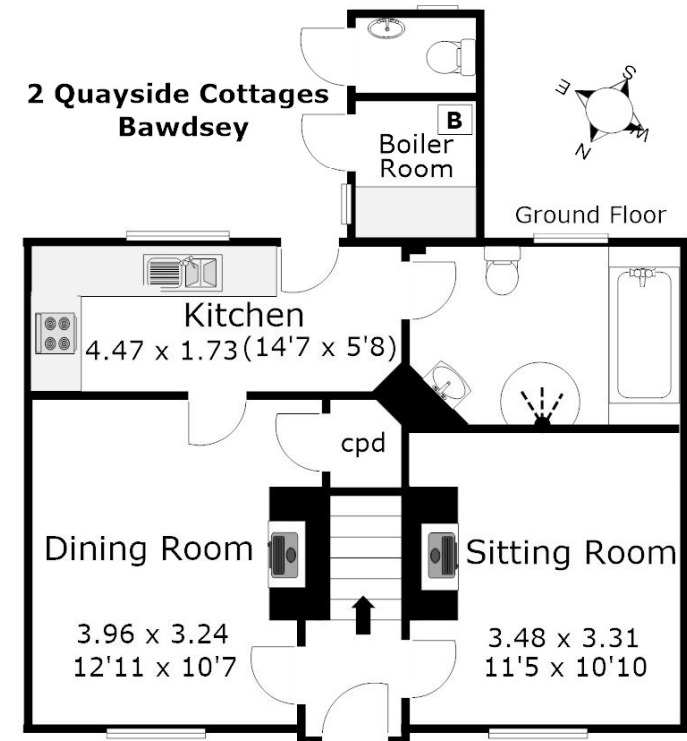
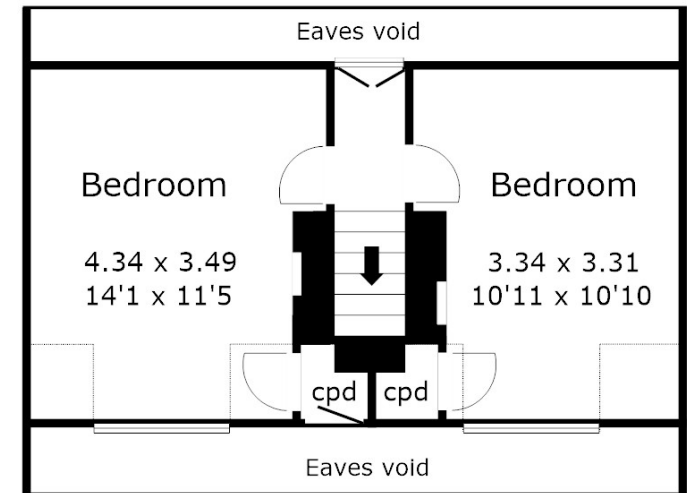
## SERVICES

We are advised by our vendors that mains electricity and water are connected. The property benefits from oil fired central heating and two log burning stoves.

## COUNCIL TAX

Band B – £1435.55 per annum  
(2021/2022)

Score	Energy rating	Current	Potential
92+	A		103   A
81-91	B		
69-80	C		
55-68	D		
39-54	E	41   E	
21-38	F		
1-20	G		



Approx gross internal living space 82 sq m (883 sq ft)

Every effort has been made to ensure the accuracy of these plans, they are not Architect/Surveyor's drawings. They are intended as an approximate representation of the property for illustration purposes only. Some elements may have been simplified & some elements may have been omitted. Every detail shown including quoted area/measurements are approximate, no guarantee as to their accuracy can be given or assumed.





## Fine & Country Woodbridge

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