



1 Quay Cottages
Bawdsey | Woodbridge | Suffolk | IP12 3AY

BEST OF BOTH WORLDS



This beautiful semi-detached, three-bedroom cottage with waterside location offers ample social space inside and out, a two minute walk from the river or the beach and is within 15 minutes' reach of bustling Woodbridge town for rail and commuter links. You really can have the best of both worlds here.



KEY FEATURES

- Stunning location
- Unique Period Property
- Three Generous Bedrooms
- Two Ensuite Bathrooms
- Off Road Parking
- Picturesque River Views
- Wonderful Large Garden With Plenty Of Space
- Ideal Holiday Let Or Second Home

No1 Quay Cottages is a delightful period cottage on Bawdsey Quay and it has been a wonderful holiday home for the current owners for ten years. They were drawn to the cottage's fantastic location on the estuary where the River Deben meets the sea, offering wonderful views towards Felixstowe Ferry and spectacular sunsets across the river. There are sandy riverside beaches by the quay, and a short stroll takes you past the boatyard (where residents can apply to store boats) to the expanse of shingle beach and the sea itself. The owners' children have grown up enjoying the riverside lifestyle here; now it's time to pass the fun to a new family, and who would not enjoy this wonderful home in such an idyllic location?

Just messing about on the river

The purpose of this house is fun family time! The family has enjoyed sailing, canoeing and paddleboarding on the river, and have even canoed to nearby Ramsholt Arms- when they get the timing right the tide brings them easily back home! The sandy riverside beaches empty from late afternoon leaving almost a private beach area to enjoy, and the swimming is safe here; New Year's Day often sees swimmers braving the cold for charity. The shingle beach is just a couple of minutes' stroll along the footpath through the dunes, perfect for scenic dog walks and offering another beautiful landscape to enjoy. The current owners often hang a screen from the balcony to enjoy outdoor movie nights snuggled up on the patio round the fire pit with a BBQ. The children have also had wonderful birthday parties at the house, with the foot ferryboat bringing excited guests across the river from Felixstowe. The family take bikes across on the foot ferry to cycle to the pier at Felixstowe for traditional seaside amusements and fun family days out.

Step inside

The cottage has charming period character outside and a wonderful light and airy feeling once inside this 'upside down' house. The handsome wooden front door opens into an entrance hall with stairs straight ahead to the upstairs living areas, whilst turning right takes you to the dual aspect principal bedroom with original wood flooring and fireplace, beautiful views of the River Deben, and a spacious en-suite bathroom with corner shower, bath, WC and wash basin. To the left of the entrance hall is another large bedroom, again with lovely timber flooring, plus an under-stairs cupboard providing plumbing for a washing machine and space for a second fridge-freezer; the boiler is housed in a separate concealed unit. A sliding barn door opens onto the en-suite with tiled floor, WC, sink and shower. From this second bedroom you can access the single bedroom with wash basin, a lobby and external door. This room used to be a utility room and could be again, but whatever you decide, the adjoining lobby is ideal for disrobing from wetsuits and washing sandy feet after a day on the river.





KEY FEATURES

Exploring upstairs

Taking the stairs to the first floor you are greeted with an absolutely stunning family room with three distinct zones. The kitchen is straight ahead with part vaulted ceilings, giving a wonderful airy atmosphere but with exposed characterful beams and inset spotlights. The wooden worktops mirror the practical wood effect flooring, and the cottage feel of the cabinetry blends the character with the modern convenience of integrated appliances, making cooking a joy, whilst still enabling the chef to chat to guests in the dining area or relaxing on the sofas. The dining zone has space for a large table and chairs and offers lovely views of the terraced garden and the River Deben from French Glazed doors and a gorgeous balcony. This south facing balcony offers secluded peace and quiet in this tranquil spot, wonderful for a morning cuppa gazing at the river before the rest of the world is awake. A bright, comfortable living area, again with part vaulted ceiling completes the family room and has a cosy multi-fuel burner making this room great to hunker down in after a bracing beach walk in the cooler months. The current owners were surprised at how much they enjoyed the cottage during the Autumn and Winter, and this living space with window to the front aspect offering scenic views of the River Deben, gave them yet another spot to enjoy the calming vista of water all year round.

Step outside

The cottage is framed by traditional picket fencing providing pedestrian access and wider access for boat storage or more parking for visiting family and friends, although the property does benefit from two allocated parking spaces at the front of the property. The front garden is laid to lawn with well-presented pretty flower and shrub borders. A pathway leads to the main front door at the side of the cottage and continues to the rear garden which is terraced and provides a real holiday vibe with palm trees and different zones to relax in. A paved area leads to an elevated terrace for alfresco dining and on to further steps to a raised decking, perfectly private for sun worshippers, complete with inset lighting so it can be enjoyed late into the evening.

A sandy zone, almost your private beach in the garden and perfect for outdoor games, includes two quirky beach huts and has seen many camping sleepovers, birthday parties and memories made with friends and family. The whole garden is completely enclosed so very safe for children and dogs to be free. You can take in the river views from the garden overlooking the quay and wherever you decide to sit, sun or shade, there is always a spot to enjoy.

The Boathouse Café on the quay offers fabulous views across the river, and the Bawdsey ferry boat (which runs from April-October) carries passengers and cyclists on the Suffolk Coast Path from Bawdsey Quay to Felixstowe Ferry, where you can purchase freshly caught fish from the timber sheds, or lunch at the riverside cafés and The Ferry Boat Inn. The Coast Path continues from here to Felixstowe, with its pier and seaside amusements. The Bawdsey Peninsula is also widely known for its network of forest and heathland walks and cycle paths.





























INFORMATION



How Far Is It To....

Bawdsey is a short drive from the historic market town of Woodbridge, with amenities including railway station for commuters, excellent schools, independent shops, boutiques, restaurants, public houses, cinema and a leisure centre with swimming pool. For exploring the area nearby attractions include Sutton Hoo, Orford Ness and Snape Maltings. Martlesham Heath is a short drive away offering supermarkets and major retail stores including M & S and NEXT.

Directions

From Woodbridge Road, take the second exit onto the B1083 past Sutton Hoo, and continue for approximately three miles to the T-junction at Shottisham. Turn right, and proceed on the B1083 through Alderton, past the church and bending right at the shop onto The Street, which takes you to the village of Bawdsey. Proceed straight through Bawdsey village until you are on Ferry Road, where you will drive alongside the River Deben until you reach Bawdsey Quay. No 1. Quay Cottages is the left of three adjoined cottages facing you on the quay.

What Three Words Location

Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... What 3 Words Location <http://quirky.ratio.face>

Services, District Council and Tenure

Oil Fired Central Heating

Mains Electricity.

Mains Water via Bawdsey Manor

Drainage Via a shared Septic Tank

Broadband Available – Fibre to Cabinet or Fibre to the Premises- but please check www.openreach.com/fibre-checker

Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk - to check

East Suffolk District Council – Main House Band C - Freehold

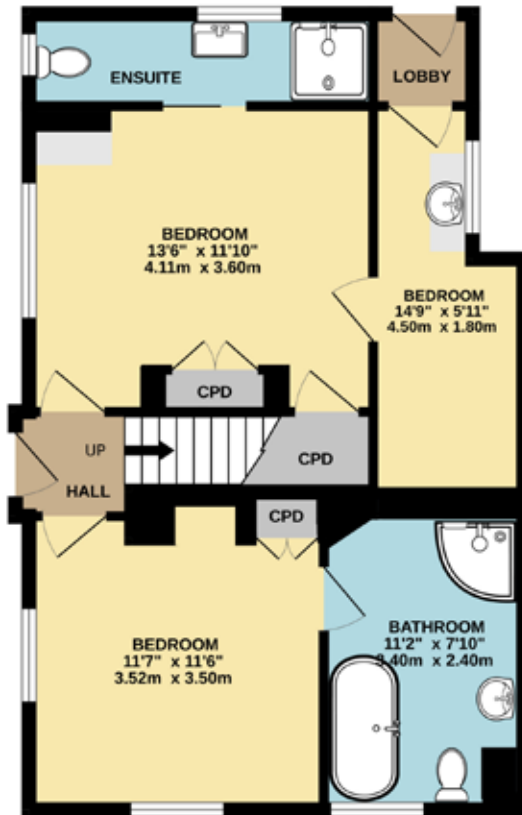


TOTAL FLOOR AREA (approx.)

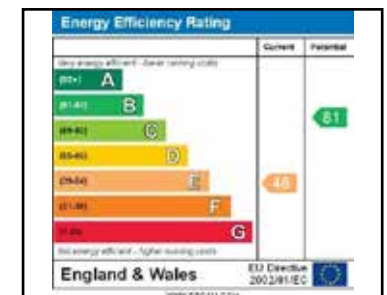
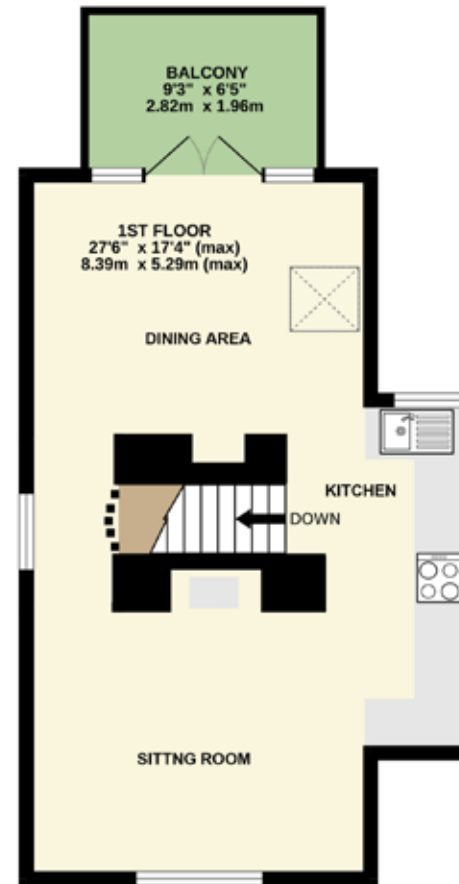
Accommodation: 963 sq.ft (89.5 sq.m)

Measurements are approximate. Not to scale. Illustrative purposes only.
Produced for Fine & Country Estate Agent.

GROUND FLOOR 562 sq.ft. (52.2 sq.m.) approx.



1ST FLOOR 401 sq.ft. (37.3 sq.m.) approx.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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