

This charming, end of terrace Victorian cottage is almost opposite Orford's famous Norman Castle and well located for all the village has to offer being within a short stroll of the centre of the village and the Quay.



Guide Price

£345,000

Freehold

Ref: P7793/J

Address

'Pump Cottage'
6 Castle Terrace
Orford
Suffolk
IP12 2ND



12'6 sitting room with fireplace containing a woodburning stove, kitchen/breakfast room and cloakroom.

12'5 principal bedroom, single bedroom and shower room.

Brick-built outbuilding.

Shared courtyard.

Mature and established private garden.

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU

T: 01728 724200
email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

And at The London Office
40 St James' Place
London SW1A 1NS

Location

The property will be found along Castle Terrace, just a short stroll from the centre of the village. Orford is considered one of East Suffolk's most desirable destinations. The village has much to offer in terms of shops, cafes, restaurant and pubs, and also boasts the Pump Street Bakery and Butley Orford Oysterage which is run by the Pinney family. There are various pubs including The King's Head, the Jolly Sailor and The Crown and Castle. The village has a distinct twelfth century castle and in addition there is St Bartholomew's Church. There is sailing on the River Ore and within easy driving distance are Snape (6 miles), Aldeburgh (10 miles), Woodbridge (12 miles) and Wickham Market (10 miles). The county town of Ipswich lies 18 miles to the east. East coast trains from Wickham Market, Melton or Woodbridge connect at Ipswich and onto London's Liverpool Street Station taking just over the hour.

Description

This charming, end of terrace Victorian cottage is well located for all that Orford has to offer, and within a short stroll of the centre of the village, the Norman Castle and the Quay.

The property has been in the same family's ownership for over 20 years, initially used as a holiday home, but in recent years run as a successful holiday let. The accommodation presents very well throughout and comprises a 12'6 sitting room with open fireplace housing the woodburning stove, a well fitted kitchen/breakfast room and cloakroom/WC on the ground floor. On the first floor there is a landing, 12'5 twin aspect principal double bedroom, a single bedroom and shower room.

Immediately beside the property is a shared courtyard arrangement within which is a brick and pantile store shed that provides useful additional storage with power and light connected. This building could be converted to provide a work from home facility or ancillary accommodation, subject to the necessary consents. Adjacent to the courtyard and slightly offset from the cottage is a generous private garden area. This comprises a hard landscaped central area, laid to paving or shingle, which is interspersed with a number of mature and established shrubs - a delightful area that enjoys the sun throughout the day and into the evening.











Pump Cottage, 6 Castle Terrace, Orford

Approximate Gross Internal Area = 50.3 sq m / 541 sq ft

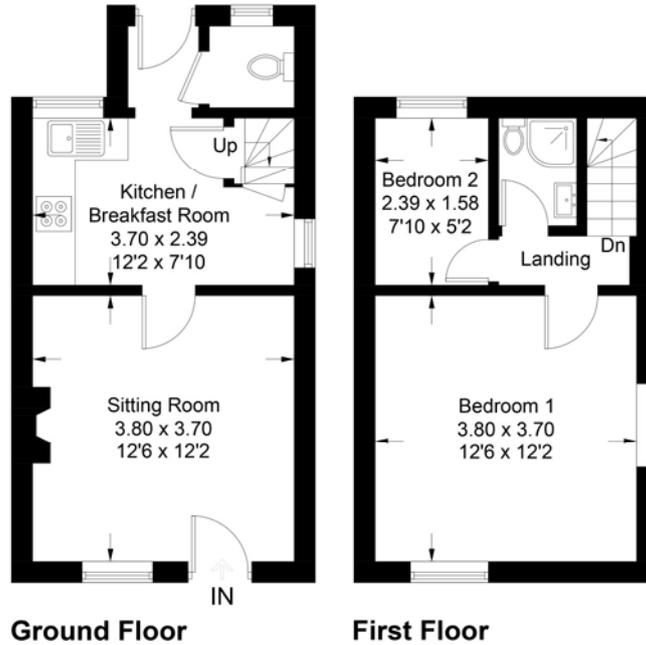


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1273899)

Viewing Strictly by appointment with the agent.

Services Mains water, drainage, and electricity. Night storage heaters and immersion heater providing hot water.

Broadband To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC Rating = E (Copy available from the agents upon request).

Council Tax Band C; £1,960.26 payable per annum 2025/2026

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000.

NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.
3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

February 2026



Directions

Proceeding into Orford, turn right onto the Market Hill just after the Kings Head pub. Continue through the Market Hill towards the Castle, bearing left onto Castle Terrace, where the property will be found a short way along on the left hand side.

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