

A modern three bedroom end of terrace family home located in the popular Heritage coastal village of Orford.

Guide Price
£260,000 Freehold
Ref: P7715//B

6a Town Farm Estate
Orford
Suffolk
IP12 2LS



Sitting room, kitchen, dining room, utility room and downstairs cloakroom.

Three first floor bedrooms and family bath and shower room.

Enclosed garden to rear.

Off-road parking for two vehicles to the front of the property.

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Location

The property is located in the popular Heritage coastal village of Orford. Orford is considered to be one of East Suffolk's most desirable villages, with shops, cafes, pubs and restaurants. It boasts the Pump Street Bakery, which was a finalist in the BBC Food and Farming Awards, 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 & Castle. The village also has a distinct twelfth century castle where one can visit the keep and climb to the top of the tower for beautiful views of the estuary, spit and out to sea. There is sailing on the Ore River and dining cruises on the Lady Florence. The quay is popular for the Riverside Tea Room, crabbing and walking on the river wall. It is also home to Orford Sailing Club. Within easy driving distance are Snape, Aldeburgh, Woodbridge and Wickham Market. Trains to London's Liverpool Street connect at Ipswich, Woodbridge, Melton and Wickham Market.

Description

Constructed in 2009, 6a Town Farm Estate is a well-presented home of brick and block construction, with part-rendered and colour-washed elevations, complemented by areas of Hardieplank cladding. The property offers well-laid-out accommodation arranged over two floors, with an additional converted loft space, ideal for additional storage/office use. The property benefits from UPVC double glazing with oil-fired central heating to strategically placed radiators throughout the property.

From the front, a welcoming entrance hall gives access to the sitting room, kitchen and dining room, with stairs rising to the first-floor landing. The sitting room (4.85m x 3.25m) is a spacious and light-filled area with dual aspects to the front and rear. It benefits from a useful understairs storage cupboard and opens directly into the modern kitchen. The kitchen (3.00m x 2.90m) is fitted with a range of high and low-level units, a stainless steel single sink with spray tap, tiled splashbacks and roll-top work surfaces. Integrated appliances include a four-ring electric hob with a stainless steel and glass extractor hood and splashback and a high-level double oven. There is also space and plumbing for a dishwasher and additional appliances.

A door leads through to the utility room (2.40m x 1.18m), which houses the oil-fired, floor-mounted boiler. There is a worktop above, space for a tumble dryer and plumbing for a washing machine. A water softener and separate drinking water tap are also installed. From here, a door opens into the cloakroom, comprising a close-coupled WC, pedestal hand wash basin with tiled splashback, chrome heated towel rail and extractor fan.

From the kitchen, an opening leads into the dining room (4.15m x 1.92m), which forms part of the single-storey extension and features French doors opening onto the rear terrace and garden, providing an excellent indoor-outdoor flow.

Stairs rise to the first-floor landing, where there are doors to three bedrooms and the family bathroom. Bedroom One is a generous double room with a window to the rear and built-in wardrobes with sliding doors, hanging rail and shelving. Bedroom Two is another double room with a rear aspect, built-in storage cupboard, and access via loft hatch to the converted loft room, which measures approximately 5.80m x 3.00m. This space is fully boarded with power, light and two rear-facing Velux windows. With sloping ceilings, it provides a versatile space suitable as a home office or occasional bedroom. Bedroom Three is a comfortable single room with a window to the front and a built-in cupboard with hanging rail and overhead storage.

The family bathroom, with obscure-glazed window to the front, includes a panelled bath, a built-in tiled shower cubicle with mains-fed shower over, pedestal wash basin and close coupled WC.

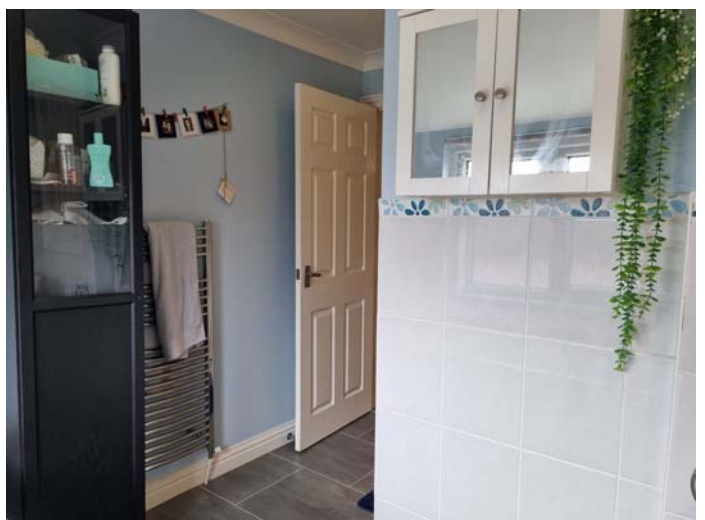
The property is approached from the highway with a driveway providing off-road parking for two to three vehicles. This has a gated side access to the rear garden. The rear garden comprises a paved terrace and seating area, an area of astroturf and is easily maintained. The whole is enclosed by panel fencing. There is also an oil tank.

There is an additional shared access on the opposite side of the property, which provides access to both the rear gardens of number 6 and 6a but falls within the title of no. 6a.



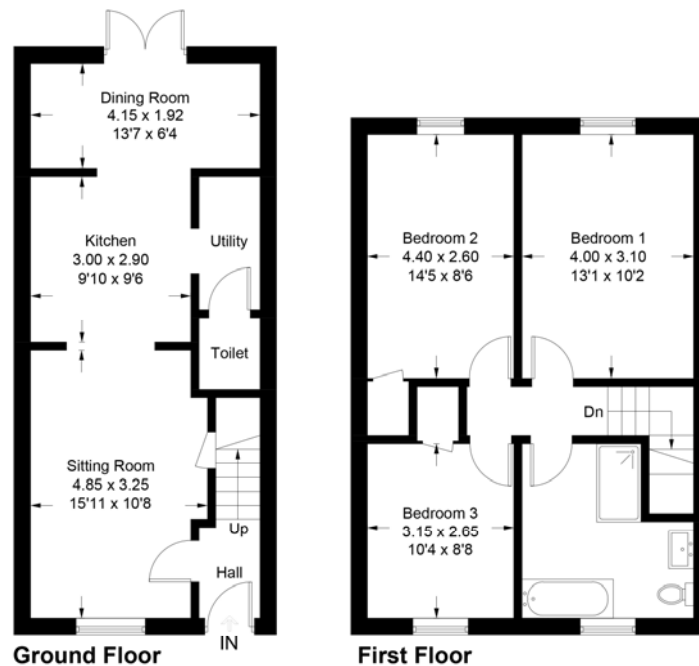






6A Town Farm Estate, Orford

Approximate Gross Internal Area = 93.7 sq m / 1008 sq ft



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Viewing Strictly by appointment with the agent.

Services Mains water, drainage, gas and oil-fired central heating.

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 = D (Copy available from the agents upon request).

Council Tax Band B; £1,715.23 payable per annum 2025/2026

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

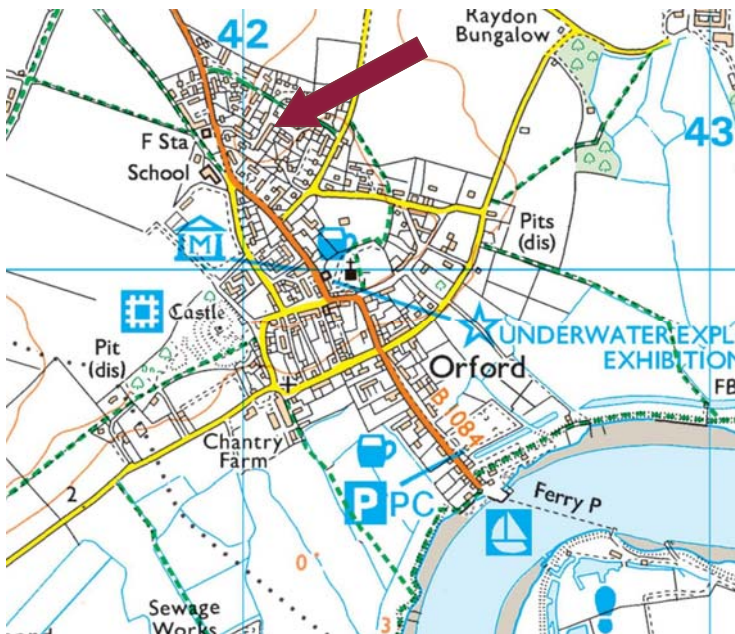
NOTES

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.

September 2025



Directions

Entering Orford on the B1084, take the second road on the left hand side onto Town Farm Estate. Bear round to the right where number 6a is the first property on the right hand side and can be identified by a Clarke and Simpson For Sale Board.

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