



Orford,

Offers In Excess Of £400,000

- Outstanding Holiday let Accommodation
- Available to Purchase Fully Furnished to Continue Letting
- Characterful Barn Conversion Complex
- Fine Riverside and Countryside Walks
- Electric Heating and Double Glazing
- Ground and First Floor Bedrooms and Shower Rooms
- Large Opening Living/Dining Room
- High Quality Kitchen with Intergrated appliances
- EPC - D

Broad Street, Orford

STUNNING HOLIDAY LET ACCOMMODATION WITHIN A COMPLEX OF BARNS.

A characterful barn conversion standing in a tucked away location, a few minutes walk from the quayside of this historic coastal village. Orford stands on the edge of the river Alde, 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, hotel, pubs, riverside tea room, butchers, village store and Post Office, bakery and smoke house. The quay and sailing club also offer access to water sports whilst the surrounding countryside offers a wide variety of riverside and woodland walks. The perfect location to enjoy this unique and picturesque coastline.



Council Tax Band: D



DESCRIPTION

Forming part of the exclusive Chantry Barns complex on the southern edge of Orford, this beautifully converted traditional Suffolk red brick barn showcases classic Flemish bond elevations beneath pantile roofs. Thoughtfully designed and expertly transformed, the property offers outstanding holiday accommodation in a peaceful and private setting, perfectly positioned to enjoy all the charm of this unique coastal village.

Finished to an excellent specification throughout, the accommodation combines character with contemporary comfort. Oak flooring, oak internal latch doors, double glazing and electric heating create a warm, stylish and welcoming interior.

A glazed entrance door opens into a hallway leading to a ground-floor bedroom with floor-to-ceiling windows overlooking the gardens. Opposite is a sleek shower room featuring a modern white suite, heated towel rail and fully tiled walls.

The impressive open-plan living space is light and airy with a dual aspect, oak flooring and a striking exposed ceiling timber. Casement doors open onto a south-facing block-paved terrace, ideal for relaxing or entertaining. The kitchen area is fitted with an attractive range of oak-finished base and wall units with work surfaces, single drainer sink unit and integrated appliances including an electric oven and hob with stainless steel hood, fridge with freezer compartment, washer/dryer and dishwasher, along with additional storage incorporating drawers and a glazed display cabinet.

An oak staircase rises from the living area to a characterful

first-floor landing with exposed timbers and a conservation rooflight. Oak flooring and latch doors lead to two well-proportioned bedrooms and a stylish shower room with vaulted ceiling, tiled shower enclosure, wash basin, WC and heated towel rail.

Outside, the property benefits from dedicated covered parking and attractive communal gardens. There is also a useful storage box. A private, south-facing block-paved terrace screened by hedging provides the perfect spot for alfresco dining and enjoying the peaceful surroundings.

TENURE

Leasehold with share of freehold. 999 year lease from 29th September 2005.

Service charge in the region of £500 half yearly dependent on expenditure. Further details available on request.

The property has restricted occupancy to holiday accommodation

SERVICES

OUTGOINGS

Council Tax Band currently D. The property presently benefits from small business rate relief.

VIEWING ARRANGEMENTS

Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view. Email: aldeburgh@flickandson.co.uk
Tel: 01728 452469 Ref: 21015/RDB.

FIXTURES AND FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale

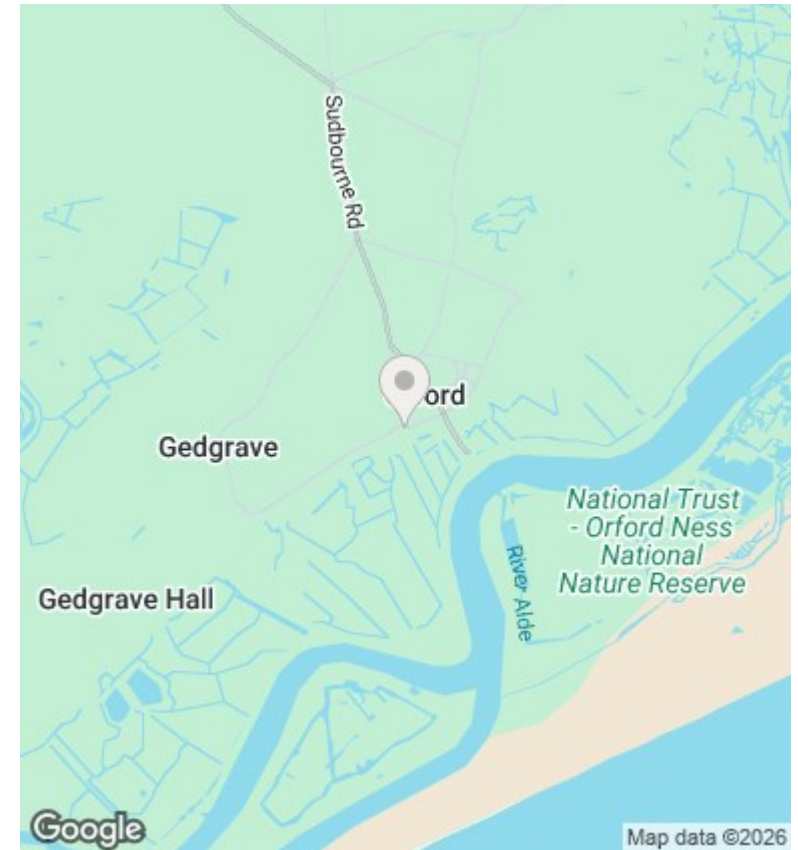
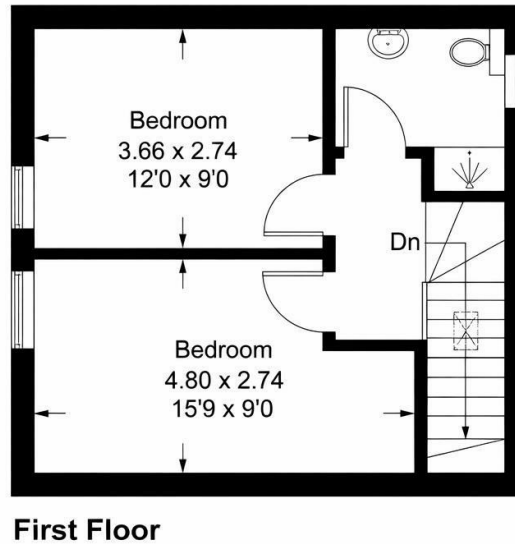
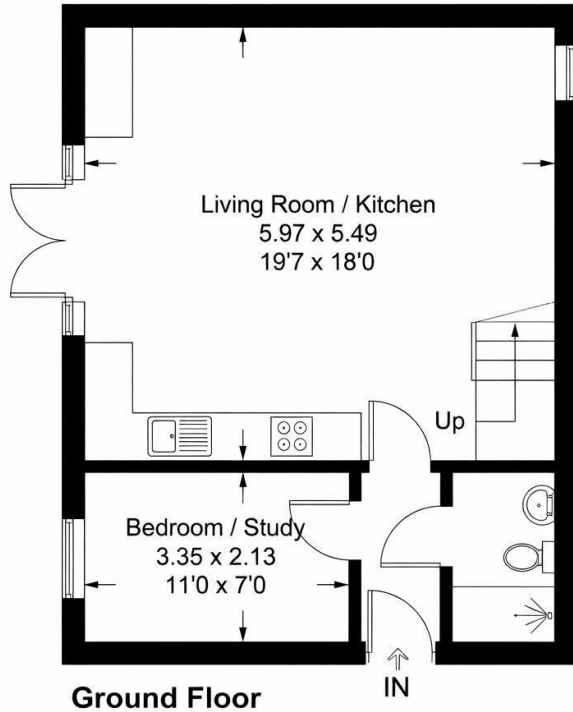
and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute 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.





3 Chantry Barns, Orford

Approximate Gross Internal Area = 80.4 sq m / 865 sq ft



Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd 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 £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd 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		85
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(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