



£845,000

The Ferry, Felixstowe, IP11



2

Bedrooms



2

Bathrooms

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS
enquiries@wainwrights.co.uk

01394 275276



Wainwrights presents this truly unique waterside home, positioned in the sought-after hamlet of Felixstowe Ferry, where the River Deben meets the sea. Enjoying an exceptional coastal setting, a few steps from the golf course and from the popular Ferry Boat Inn, the property offers breathtaking views across the river, boat moorings, boatyard, open countryside and out towards the sea.

The house was designed and built using the finest materials, trusted local tradespeople and has been purposefully over-engineered to create an attractive, practical and stylish home. Arranged over three levels, the home provides spacious and flexible accommodation with a distinctive layout designed to make the most of its surroundings. The property benefits from three covered parking spaces beneath the building, additional parking within the Ferry car park, bespoke flood defences, a workshop/storage room, large storage shed and a small rear garden area.

Entrance Level / Entrance Hallway 4.76m x 2.54m (15' 7" x 8' 4")

The property is approached through the Ferry car park and benefits from private undercover parking for three vehicles, together with additional parking within the car park. There is a small garden area to the rear, along with a large built-in storage shed to the side. A partially glazed composite entrance door, positioned immediately behind the property's bespoke flood defences, opens into a wide entrance hallway. This useful space doubles as a boot room and utility area, with plumbing and space for a washing machine, tumble dryer and refrigerator. Further features include a radiator, solid wood worktop, high-level solid wood shelf, and a handcrafted solid wood staircase rising to the first floor. A solid oak door leads into the ground floor workshop/storage room.

Workshop / Storage Room 4.47m x 2.31m (14' 8" x 7' 7")

A useful ground floor workshop/storage room with concrete flooring, strip lighting, electrical sockets, electrical consumer unit, solar panel controller and sewage controller. A door provides access to the rear side of the property.

First-Floor Landing 2.50m x 1.58m (8' 2" x 5' 2")

Wooden flooring, contemporary feature radiator, large storage cupboard with shelving and a power socket, handcrafted wooden staircase continuing to the second floor, doors leading to the cloakroom and both reception rooms.

Cloakroom 1.54m x 1.55m (5' 1" x 5' 1")

UPVC double-glazed window to the side aspect. The suite comprises a WC and hand wash basin, with grey wood-effect laminate flooring and decorative half-height wooden wall panelling.

Kitchen / Second Reception Room 4.40m x 7.20m (14' 5" x 23' 7")

A spacious open-plan reception room and kitchen enjoying spectacular views across the river, boat moorings and boatyard. UPVC double glazed French doors open directly onto the rear balcony, with further UPVC double glazed windows and glazed panels to the front, side and rear aspects, allowing plenty of natural light throughout. The kitchen is fitted with grey wood-effect laminate work surfaces, a substantial solid wood breakfast bar with shaker-style cupboards beneath, inset one-and-a-half bowl porcelain sink, inset five-burner gas hob with stainless steel extractor hood above, floor-level shaker-style cupboards and drawers, and space for a large double fridge/freezer. Integrated appliances include a Neff oven, microwave, plate warmer and dishwasher. Further features include wood-effect laminate flooring, inset ceiling spotlights, feature ceiling lights and a modern stylish radiator. The rear balcony includes a removable central section, a bespoke feature designed to provide direct access to a boat positioned on the cradle immediately beside the rear of the property.

Main Reception Room 7.65m x 7.01m (25' 1" x 23')

7.65m x 7.01m at the widest points. A substantial reception room featuring laminate flooring in an attractive herringbone pattern, contemporary radiators, a decorative log burner and natural White Oak wooden wall panelling. A full-height window, two sets of sliding patio doors and French doors provide an abundance of natural light and open onto balconies on both sides of the property. The western balcony enjoys views across open countryside, while the eastern balcony overlooks the open sea.

Second-Floor Landing / Office *2.55m x 2.55m (8' 4" x 8' 4")*

A versatile landing area suitable for use as a home office, featuring Velux-style windows, good-quality wood-effect laminate flooring, a radiator, built-in shelving and doors leading to both en-suite bedrooms.

Bedroom Two *5.05m x 4.63m (16' 7" x 15' 2")*

5.05m x 4.63m, extending by a further 1.84m into the alcove. A spacious en-suite bedroom with a covered balcony enjoying a south-easterly aspect and direct views towards the mouth of the river where it meets the sea. UPVC double-glazed double doors open from the bedroom onto the balcony. Further features include two Velux-style roof windows, additional windows to the side aspect, a radiator and a large storage cupboard with shelving, which also houses the Vaillant gas combi boiler.

En-Suite Shower Room - Bedroom Two *1.92m x 2.50m (6' 4" x 8' 2")*

UPVC double-glazed windows to the side aspect. The suite comprises a walk-in shower with glass and chrome screen, WC and hand wash basin. Further features include grey wood-effect laminate flooring, decorative half-height wall panelling and ceiling spotlights.

Principal Bedroom *4.40m x 5.30m (14' 5" x 17' 5")*

4.40m x 5.30m at the widest points. An impressive principal bedroom with UPVC double-glazed French doors opening onto a Juliet balcony to the rear. The room enjoys clear, uninterrupted views across the boatyard, river, boat moorings and open countryside beyond. Additional windows overlook the side and rear aspects. Further features include a contemporary radiator with an integrated mirror, extensive fitted cupboards along one wall, ceiling spotlights and a door leading to the en-suite bathroom.

Principal En-Suite Bathroom *2.97m x 4.40m (9' 9" x 14' 5")*

2.97m x 4.40m at the widest and deepest points. UPVC double-glazed windows to the side aspect. The spacious suite comprises a large bath, bidet, hand wash basin, walk-in shower with a glass and chrome shower screen, and WC. Further features include tiled flooring, decorative wooden wall panelling, partially tiled walls and ceiling spotlights.

Agents Note

Due to its idyllic coastal position at the mouth of the River Deben, properties within the historic Felixstowe Ferry hamlet are located within a designated Flood Zone 3 and a Conservation Area. This property benefits from an active water supply. As is common with properties in the Felixstowe Ferry hamlet, the maintenance and billing structure for this shared private line is historically undocumented.

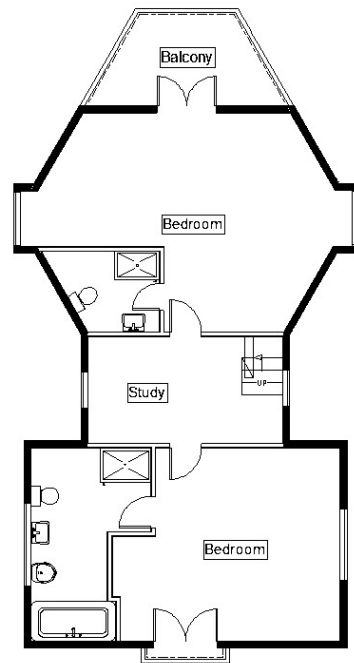
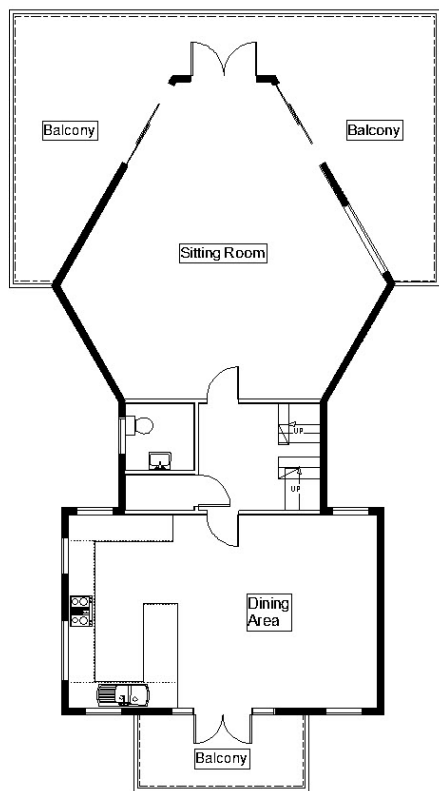
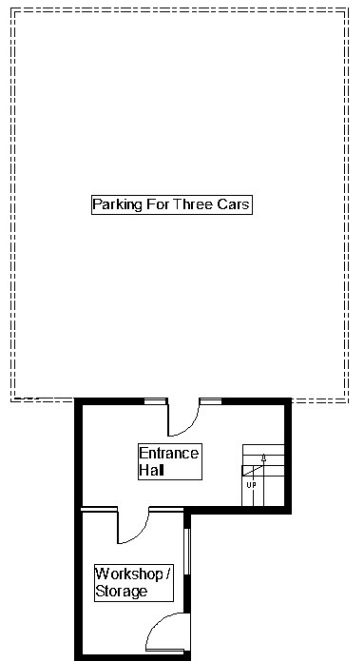
Additional Information

Wainwrights Estate & Lettings Agent Ltd. Co No. 14699401. Trading Address: 156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS. Misrepresentation Act 1967 and Property Misrepresentations Act 1991. This advertisement or these particulars do not constitute any part of an offer or contract. All measurements are given as a guide, and no liability can be accepted for any errors arising from. No responsibility is taken for any other error, omission, or misstatement in these particulars not for any expenses incurred by the applicants for whatever reason. No representation or warranty is made in relation to this property whether in these particulars, during negotiations or otherwise. Intending purchasers will be asked to produce identification documentation and proof of funds at a later stage. Wainwrights has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Council Tax Band E.



£845,000

The Ferry, Felixstowe, IP11



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		91
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: The Ferry, Felixstowe, IP11

