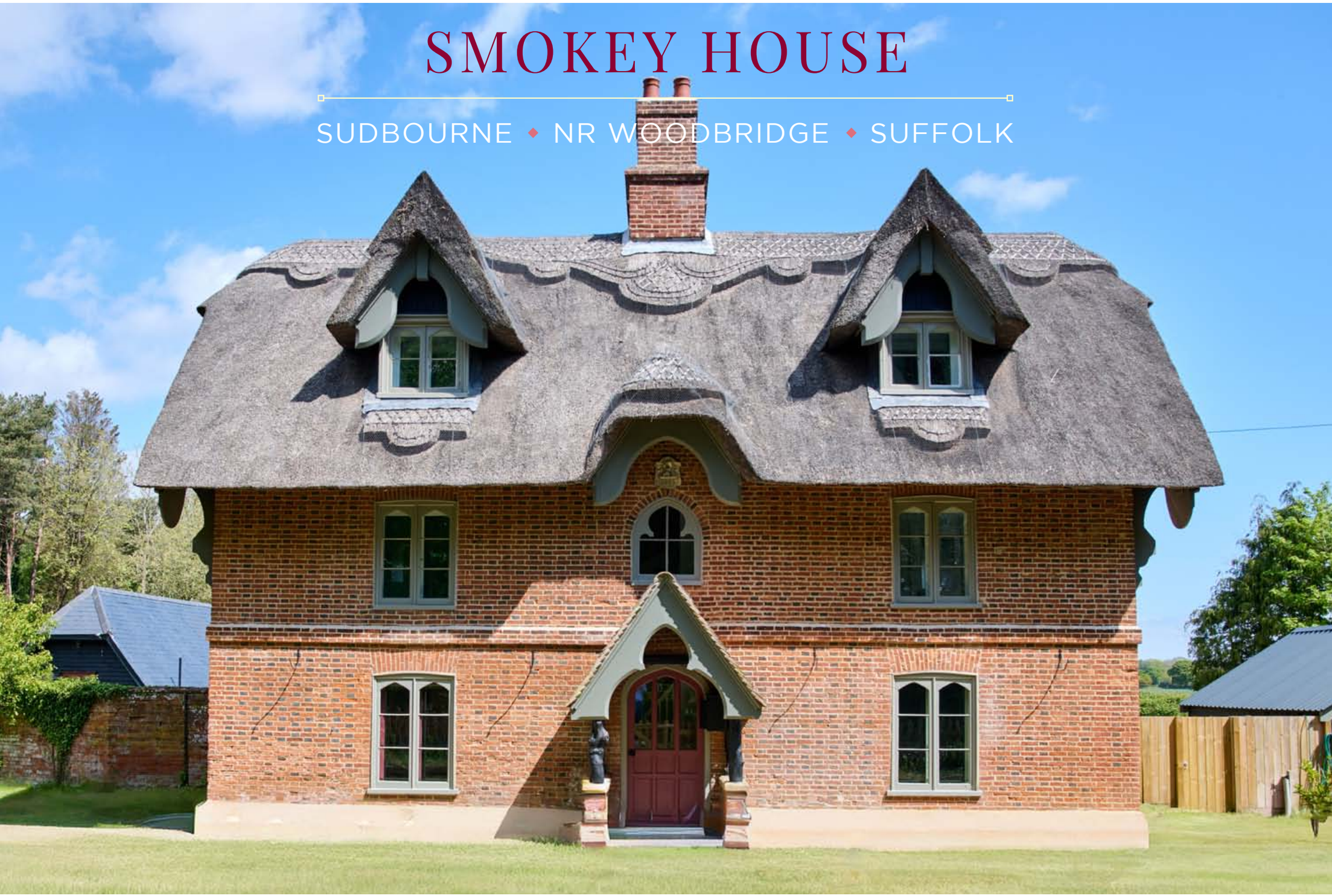
SMOKEY HOUSE

SUDBOURNE ◆ NR WOODBRIDGE ◆ SUFFOLK





Orford 2 miles · Snape 4.7 miles · Woodbridge 10 miles · Ipswich 20 miles

(All distances are approximate)

A DISTINCTIVE HISTORIC RESIDENCE WITH EXCEPTIONAL CHARACTER CLOSE TO ORFORD COAST.

- Kitchen/Breakfast room.
- Sitting room.
- Dining room.
- Cloakroom
- Two first floor bedrooms both with en-suite bathrooms.
- Two second floor bedrooms and family bathroom.
- Separate staircase leading to a spacious bedroom with en-suite bathroom.
- Extensive landscaped gardens with gated driveway parking.

Clarke & Simpson

Well Close Square, Framlingham, IP13 92U

rental@clarkeandsimpson.co.uk

01728 72400

These particulars are only a guide and must not be relied on as a statement of fact. Your attention is drawn to the Important Notice on the last page of text.



SUMMARY

Smokey House is a distinguished property occupying a highly sought-after stretch of the East Suffolk coastline, nestled between the charming villages of Sudbourne and Orford. Rich in character and heritage, the house has undergone a meticulous, conservation-led restoration, seamlessly blending its historic appeal with refined contemporary living.

Thoughtfully restored with an emphasis on preserving its architectural integrity, Smokey House offers a rare combination of timeless character and modern comfort.

LOCATION

Smokey House enjoys a highly desirable location on the outskirts of the popular coastal village of Orford, with Snape and the historic market town of Woodbridge also within easy reach.

Set within the Suffolk Coast & Heaths Area of Outstanding Natural Beauty, the property is perfectly placed for exploring the region's stunning countryside, riverside paths and coastline. Orford's picturesque quay, coastal walks and surrounding nature reserves are all close by, offering plenty of opportunities to enjoy the great outdoors.

The area is equally appealing for food lovers, with an excellent choice of independent cafés, bakeries, pubs and restaurants nearby. Highlights include Pump Street Bakery, Pinneys of Orford and a selection of well-regarded village pubs and restaurants.

Snape Maltings is also a short drive away, known for its independent shops, cafés, galleries and renowned performance venues.



DESCRIPTION

Smokey House is one of Suffolk's most distinctive homes, renowned for its striking revival-style architecture and unmistakable character. Famously modelled by Lilliput Lane, this exceptional property has a unique history and presence.

Following a programme of refurbishment and extension, Smokey House has been sensitively transformed for contemporary living while retaining its historic charm and architectural integrity. Original features have been carefully preserved and complemented by high-quality modern finishes throughout.

The house has an intriguing heritage, having originated as a smokehouse before later serving as a gamekeeper's cottage on the Sudbourne Estate. Today, its characterful past combines effortlessly with a thoughtfully considered layout designed around modern family life.

The accommodation provides five well-proportioned bedrooms and four bathrooms, with generous living spaces offering versatility for both everyday living and entertaining. Every aspect of the refurbishment has been approached with care, resulting in a home that balances period character, individuality and modern comfort.

A truly special Suffolk residence, Smokey House offers a rare opportunity to rent a property of genuine architectural distinction and historic significance.









At the heart of the home, a spacious kitchen flows seamlessly into the inviting sitting and drawing rooms, creating a versatile and elegant space for both everyday living and entertaining. Filled with natural light and complemented by charming character features, these generous reception rooms offer a wonderful balance of comfort, style and practicality.

Set within approximately 1.5 acres of landscaped grounds, Smokey House enjoys a wonderful outlook. Mature planting and a picturesque woodland backdrop create a peaceful and tranquil setting, while the generous gardens provide an exceptional space for both relaxing and entertaining.

The property also benefits from a substantial garage, and a driveway providing excellent space for parking and storage.

The miniature model of Smokey House was released by Lilliput Lane as a highly detailed, hand-painted architectural sculpture in 2013. Like most standard Lilliput Lane pieces, it was sculpted in fine detail, cast, and hand-painted in the UK.







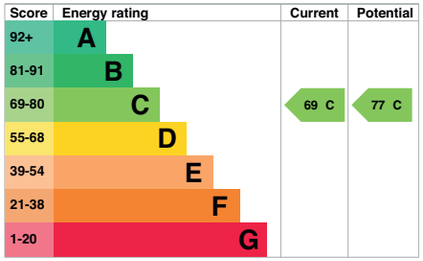








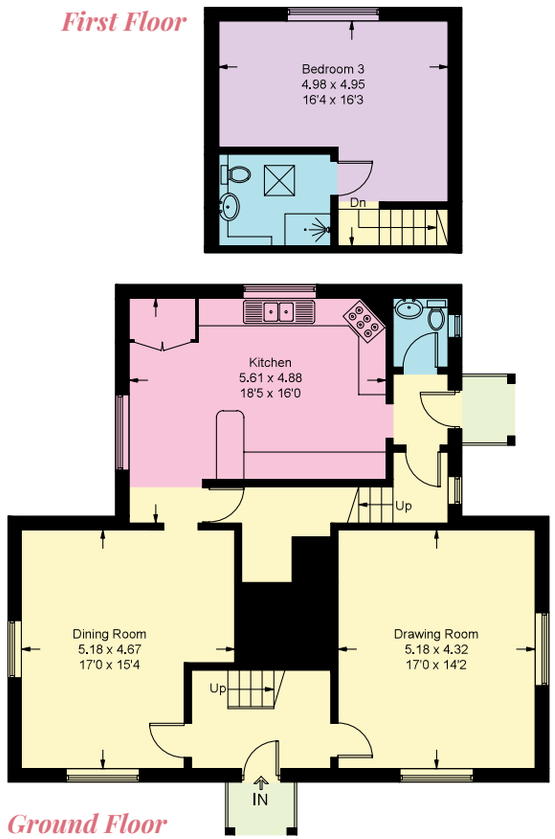
House EPC

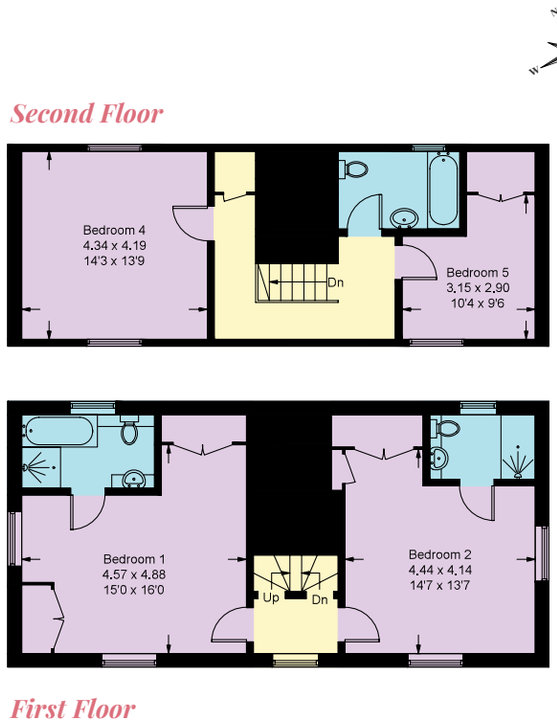


SMOKEY HOUSE

Approximate Gross Internal Area = 222.2 sq m / 2392 sq ft

Not to Scale. For Identification Purposes Only.





GENERAL REMARKS & STIPULATIONS

Services

Mains water and electricity connected.
Shared private d rainage system.
Oil fired central heating system.

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

Council Tax

Band F ~ £3,262.51 payable per annum 2026/2027.

Local Authority

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

Directions

Heading north on the A12, take the exit to Wickham Market and at the T-junction turn right onto the B1078 towards Campsea Ashe. Proceed through Campsea Ashe to Tunstall. At the T-junction in Tunstall turn left and proceed towards Orford through Tunstall Forest. At the next T-junction turn left. The property will be found on the left-hand side just prior to the entrance to Sudbourne Park and the triangular crossroads. **Postcode** IP12 2AR.

When using the **what3words** app:
///dizziness.newest.finalists

Important Notice

Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

Particulars prepared: August 2026.







Clarke & Simpson