



THE GREAT HOUSE

Orford, Suffolk



A DISTINGUISHED GRADE II LISTED GEORGIAN HOME IN THE HEART OF ORFORD.

An elegant 19th-century home with exceptional entertaining spaces,
six en suite bedrooms and 0.9 acres of landscaped gardens.

Summary of accommodation

Ground Floor: Drawing room | Sitting room | Games room | Kitchen/breakfast room | Dining room
Study | Utility room | Cloakroom | Storeroom | Access to the cellar

First Floor: Principal bedroom with sitting room and en suite bathroom | Five further en suite bedrooms

Outside: One bedroom annexe | Double garage | Potting shed

In all about 0.9 acres

Distances: Woodbridge 11 miles, Aldeburgh 11 miles, Ipswich 20 miles (London Liverpool Street from 65 minutes)
(All distances and times are approximate)



SITUATION

The Great House is superbly positioned in the centre of Orford, a highly sought-after coastal village within an area of outstanding natural beauty. Just a short walk from the Market Hill, quay and River Ore, the property enjoys views of Orford Castle and the surrounding heritage coastline.

Restaurants: Orford boasts an excellent array of restaurants and pubs, including The Jolly Sailor, Pinneys of Orford, The Crown and Castle, The Kings Head, and the renowned Pump Street Bakery. The village is also home to its own well stocked local shop.

Activities: The area is known for sailing, nature reserves such as Havergate Island, and a wide variety of water sports along the river. The 12th century English Heritage Orford castle and St Bartholomew's Church celebrated for its musical heritage. Golf courses can be found in Woodbridge and Aldeburgh. Snape Maltings is a short drive away and is home to a range of independent shops, galleries, restaurants and cafes, as well as several performance venues.

Transport: The A12 and A14 provide convenient access to Woodbridge, Ipswich, Cambridge and beyond, with London accessible from Ipswich by mainline rail.

Schooling: There is an excellent selection of private and state schools in the area, including Woodbridge School, Framlingham College, Thomas Mills and Farlingaye High School. Orford has a primary school.



HISTORY

The Great House in Orford is one of England’s smallest and best-preserved Georgian Assembly Houses, originally built in the 1760s as a strategic base for political influence. Commissioned by Charles Lloyd, private secretary to Prime Minister George Grenville, it served as a venue for social events designed to shape alliances in a fiercely contested parliamentary borough.

Although Lloyd’s political ambitions collapsed and the building was sold to the Hertford family in 1766, records from the period reveal an elegant, purpose-built venue that later operated as an inn and local social centre. In the nineteenth century, the Maynard family converted it into a private residence, renamed The Great House—a role it retained into the twentieth century, when it again became associated with national political circles.

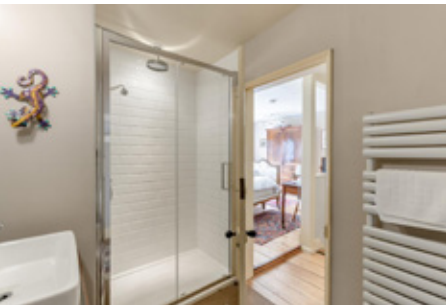
Sold in 1918 for almost exactly its original construction cost, The Great House now stands as a rare surviving example of political architecture adapted to domestic life: a Georgian property that embodies both the social manoeuvring and the architectural refinement of its era.



INSIDE

The property provides exceptional family and entertaining space arranged over two floors. The ground floor offers multiple reception rooms, including a formal drawing room, a separate sitting room, and a superb full size billiard/snooker room. The kitchen/breakfast room is generously proportioned and perfectly suited to hosting, with bi fold doors opening onto the terrace and gardens. The property, which underwent a full renovation in 2017, provides exceptional family and entertaining space arranged over two floors.

The first-floor benefits from six en suite bedrooms, including the principal bedroom, which hosts its own sitting room.





Approximate Gross Internal Area = 568.2 sq m / 6117 sq ft
(Includes garage)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



OUTSIDE

The gardens extend to around 0.9 acres and include formal lawns, an orchard, herb garden and extensive planting. A large terrace and outdoor cooking area with a Braai BBQ, accessed from the breakfast room, provides space for outdoor dining and entertaining. The setting provides privacy while remaining closely connected to the village centre.

Set in the corner of the garden, with separate access, is a one-bedroom annexe finished to a high standard and successfully run as a holiday let.





PROPERTY INFORMATION

Method of Sale: The property is offered for sale freehold with vacant possession by private treaty.

Easements, Wayleaves and Rights of Way: The property is sold subject to and with the benefit of all rights of way either public or private, all easements, wayleaves and other rights of way whether they are specifically referred to or not.

Services: Mains water, electricity and drainage. Open-source heating. Three phase EV charging.

Fixtures and Fittings:All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale, including carpets, curtains, light fittings, free standing domestic and electric items and garden machinery.

Plans, Areas and Schedules: These plans are based on Ordnance Survey data and are provided for reference only. They have been checked and completed by the Vendor's agent, and purchasers must satisfy themselves as to the accuracy and description of the property. Any errors or misstatements shall not invalidate the sale, nor shall they entitle either party to claim compensation.

Local Authority: East Suffolk District Council

Council Tax: Band G

EPC: The Great House - F
The Little House - A

Postcode: IP12 2NT

What3Words: ///receiving.shudders.cookies

Viewings: Strictly by appointment with Knight Frank.



Georgie Veale
01394 334570
georgie.veale@knightfrank.com

Knight Frank Woodbridge
The Barn, Woodbridge
Suffolk IP12 2QE

knightfrank.co.uk

James Harmer
01394 334571
james.harmer@knightfrank.com



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