

*A spacious well presented three bedroom semi-detached house in the popular coastal village of Orford. Driveway parking and enclosed garden to the rear.*



## RENT

£1,100 PCM

Ref: R2413

## Address

18 Town Farm Estate  
Orford  
Woodbridge  
Suffolk  
IP12 2LS



Entrance hall, sitting room, dining room, fitted kitchen. Three first floor bedrooms and family bathroom. Driveway parking, front and rear enclosed garden with brick store/boot room.

**To let unfurnished on an Assured Periodic Tenancy**

## Contact Us



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email@clarkeandsimpson.co.uk  
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And at The London Office  
40 St James' Place  
London SW1A 1NS

## Location

18 Town Farm Estate is located within walking distance of all that Orford has to offer. 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.

## The Accommodation

### Ground Floor

The front door opens to the

#### *Hallway*

The property is approached via an external porch, with double glazed UPVC door into the entrance hall. With a heat wise electric storage heater and a wooden batten with coat hooks.

Staircase to the first floor with an internal obscure glazed door which leads into the sitting room

#### *Sitting Room* 13'1" x 13'7" (3.99m x 4.14m)

With an obscure glazed door and UPVC window to the front elevation. Heat wise electric storage heater. TV point.

#### *Kitchen* 9'4" x 9'7" (2.84m x 2.92m)

With a range of base and wall units with dark wood effect worksurface and tiled splashback. One and a half inset black sink with stainless steel mixer over. UPVC window to rear elevation. Space for undercounter fridge, washing machine and electric oven. The kitchen benefits from a walk-in pantry cupboard.

#### *Dining Room* 10'1" x 9'7" (3.07m x 2.92m)

There is a door leading from the kitchen into the dining room. With UPVC window to the rear and a heat wise electric storage heater.

From the kitchen a half glazed UPVC door leads into

#### *Rear Lobby / Store Area*

From the rear garden a half glazed UPVC door leads into the rear boot room/lobby which has a section of wood effect worksurface, shelving, window to side elevation and electric points. Within this area there is an old coal store for storage and a large 'L' shaped walk-in area with a window to the side elevation. The room benefits from electric points. The fuse board and meters for the house are sited within this area.

**First Floor**

The staircase in the entrance hall leads to the first floor and landing area. With a window to the landing area and airing cupboard which houses the hot water tank and controls. Slatted shelving for storage.

*Bedroom One* 12'2" x 13'3" (3.71m x 4.04m)

With a UPVC window overlooking the front garden, heat wise electric storage heater and double door built-in cupboard with hanging rail and double storage cupboard over.

*Bedroom Two* 13'3" x 8'11" (4.04m x 2.72m)

With a UPVC window overlooking the rear garden, heat wise electric storage heater and double door built-in cupboard with hanging rail and double storage cupboard over.

*Bedroom Three* 8'7" x 8'4" (2.62m x 2.54m)

Overlooking the front elevation, a single bedroom with heat wise electric storage heater , BT point and a storage cupboard over the stairs.

*Family Bathroom*

A first floor modern family bathroom with white suite, comprising of bath with overhead shower, glass shower screen, vanity sink with double door cupboard and shelving under, low level flush WC with grey mottle worksurface over. Heated towel rail, extractor fan and dual aspect obscured glazed windows.

**Outside**

The property is approached by a block paved driveway leading to the front garden which is laid to lawn with mature shrubs and hedges. To the side of the property an iron gate leads into the spacious rear garden which is laid to lawn.

*Viewing* Strictly by appointment with the agent.

*Services* Mains water, electricity and sewerage. Electric storage 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>

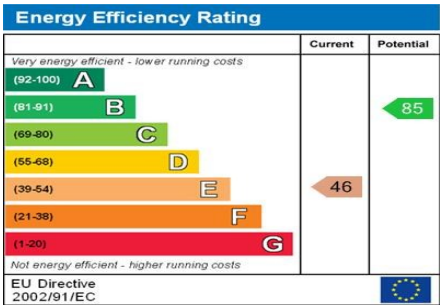
*EPC* Rating E (Copy available from the agents upon request).

*Council Tax* Band B £1,795.24 payable per annum 2026/2027

*Local Authority* East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, IP12 1RT

NOTE: 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.

*September 2026*





## Directions

Entering Orford on the B1084, take the second road on the left hand side onto Town Farm Estate. Bear round to the left where number 18 will be found on the right hand side.

For those using the What3Words app:  
///crows.loving.finds



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