



3 Chantry Barns, Broad Street, Orford, Woodbridge, IP12 2NQ

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Bedfords

ESTABLISHED 1966

3 Chantry Barns Broad Street Orford Woodbridge IP12 2NQ

- *Snape Maltings 5.5 miles*
- *Aldeburgh 11 miles*
- *Woodbridge 12 miles*

ENTRANCE LOBBY | LIVING ROOM/KITCHEN | BEDROOM 3/STUDY | 2 FURTHER BEDROOMS | 2 SHOWER ROOMS | COMMUNAL GARDENS | CAR PORT

3 Chantry Barns forms part of a small development of converted agricultural barns in a lovely tucked away position within walking distance of the main street and the Quay. There is also direct access to a network of footpaths including stunning coastal walks. Used as a holiday home, the property is also let out and generates a considerable income for the owners.

Built of red brick elevations under a pantile roof with timber double glazed windows, 3 Chantry Barns is beautifully presented. The property seamlessly blends the character of the building with modern fittings and has light and well-proportioned rooms. There are solid oak ledged doors throughout the property, with LED downlights.

The glazed front door opens to an entrance lobby with doors to a shower room with walk-in shower cubicle, WC, handbasin and heated towel rail. Across from here is bedroom three which could be used as a study.

The living room has oak flooring with French doors opening to the gardens and an exposed oak beam. It provides an excellent hub to the barn. The kitchen is fitted with wall and based mounted timber fronted units with granite worktops and integrated electric oven, four ring ceramic hob, dishwasher, washer/dryer and fridge with freezer compartment.

A well-presented attached barn conversion in a peaceful tucked away position in the heart of this sought after coastal village.

Guide: £495,000 LEASEHOLD



An oak staircase ascends to the first floor, where there are two double bedrooms with high vaulted ceilings with exposed oak beams and a further shower room fitted with a walk-in shower cubicle, WC, handbasin and heated towel rail.

Outside

The development has the benefit of attractive communal gardens with areas of lawn enclosed by hedgerow and shrub borders. There is a designated car port and a bin storage area.

Planning

The development was granted planning permission for holiday use only so the property may not be occupied on a permanent basis.

Tenure

Leasehold – 999 Year lease granted in 2005. Service charge £1,200 per annum.

Services

Mains water, electricity and drainage are connected. Heating via electric radiators. There is superfast broadband available and an outdoor mobile phone signal is likely (Ofcom).

Location

Situated on the Western banks of the River Ore, Orford offers a remarkably broad and comprehensive range of amenities and leisure pursuits. There are numerous attractions and amenities within close walking distance of the property including Orford Castle, a general store & Post Office, two pubs, The Crown & Castle Hotel, The Butley Oysterage, The Pump Street Bakery, a butcher, fish shop and riverside tea room. Orford Sailing Club is a thriving family club with dinghy park and swing moorings; whilst the river also offers long scenic walks and exceptional bird watching. The larger market town of Woodbridge offers a range of commercial entertainment and shopping amenities, together with a branch line railway station providing a service to London Liverpool Street, via Ipswich.

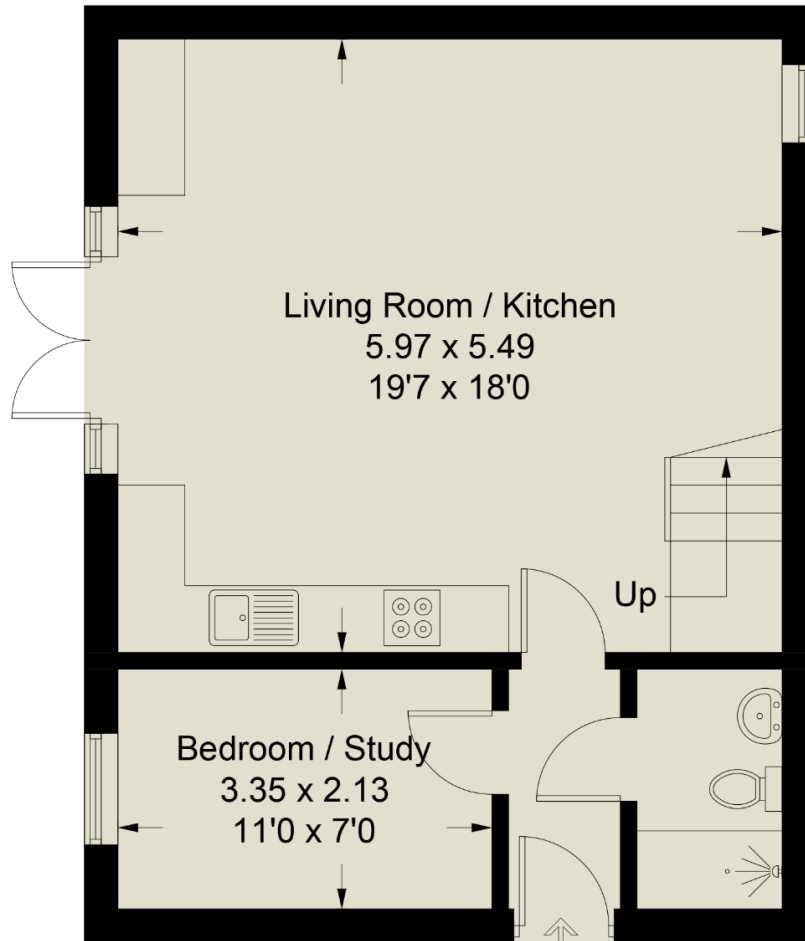
FIXTURES AND FITTINGS: Unless specifically mentioned in these particulars, certain fixtures and fittings may be excluded from the sale. Some items may be available for purchase by separate negotiation including the patio furniture and outdoor storage box.



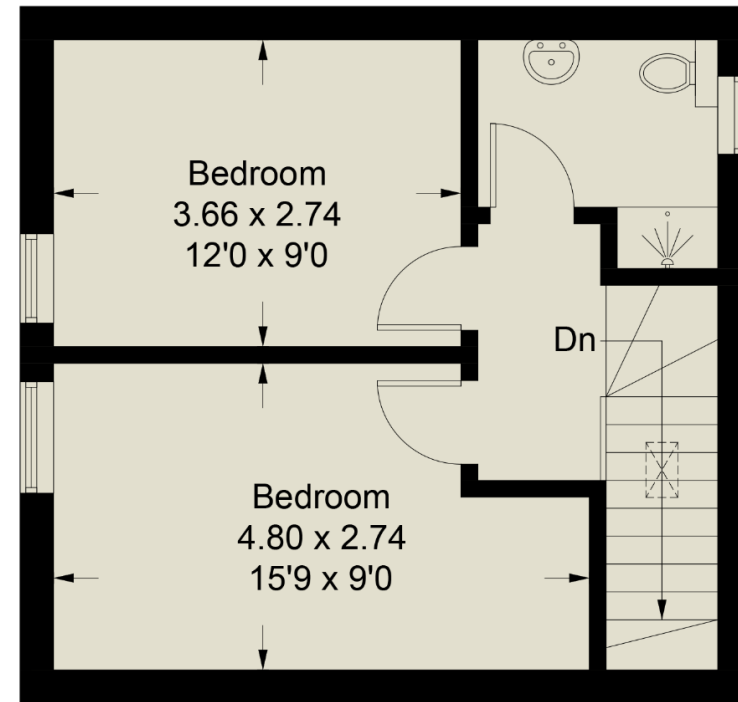
3 Chantry Barns, Orford

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (91-100)		85
B (81-90)		
C (69-80)		
D (55-68)	59	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



Ground Floor



First Floor

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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