



The Stables, Orford

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ESTABLISHED 1966

The Stables, Chantry Barns, Orford, Suffolk, IP12 2QN

A superb barn conversion situated in a sought-after area of Orford within easy walking distance of the quay and castle.

- Aldeburgh 11.5 miles
- Woodbridge 12.3 Miles
- Saxmundham Train Station 13.8 miles
- London 1 hour 15mins approx. by train from Ipswich.

SITTING ROOM | DINING ROOM | KITCHEN |
UTILITY/CLOAKROOM | TWO BEDROOMS | FAMILY
BATHROOM

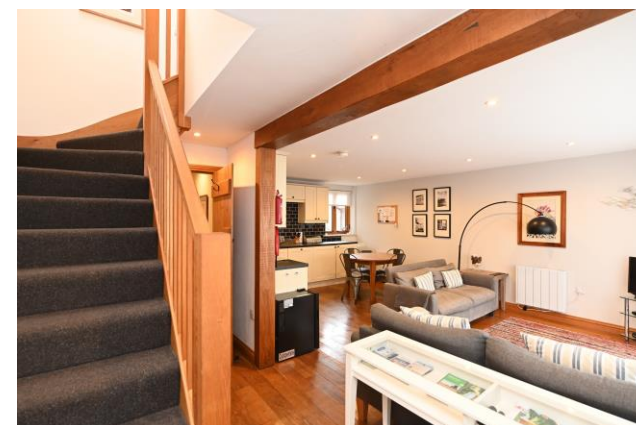
THE PROPERTY:

The Stables forms part of the conversion of these period agricultural farm buildings and is currently run as a successful holiday let. It is tucked away in a quiet position on the edge of the sought-after village of Orford. The property is built of red brick under a pan tiled roof, and was extensively modernized to an exceptionally high standard, by the renowned local developer, John Crane approximately 20 years ago.

The accommodation is laid out over two floors, and benefits from electric heating. The living space consists of front door leading to an open-plan reception room and a cloak room with stairs to the first floor. The open plan living/dining/kitchen has a lovely large window to the front letting lots of light flood into the room. The kitchen has a range of high and low level units, inset sink with mixer over, built in electric oven, hob, dishwasher, fridge with freezer box and washing machine.

On the first floor is a landing, leading to two double bedrooms, with the principal bedroom having double doors opening to a Juliette balcony.

Guide: £390,000 Leasehold



The family bathroom comprises paneled bath with shower over, close coupled WC and pedestal wash basin.

OUTSIDE:

Outside is an allocated parking space and use of the extensive communal gardens, which are laid to lawn with picnic benches. The property stands on the coastal path, giving direct access to the river, and a short walk from the village center with its fantastic shops and restaurants.

PLANNING

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

SERVICES:

Mains: water, sewage and electric are connected

Ofcom: superfast broadband available. Mobile coverage maybe limited on some networks.

Council Tax: D

EPC: D

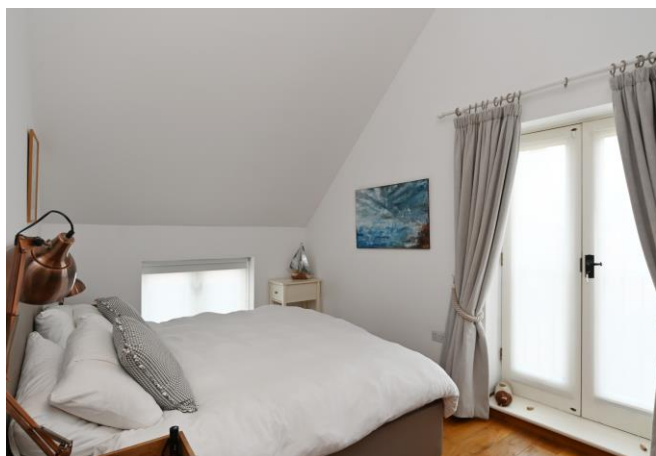
Lease 999 years from December 2013

What3words: roadshow.saga.ideal

Location

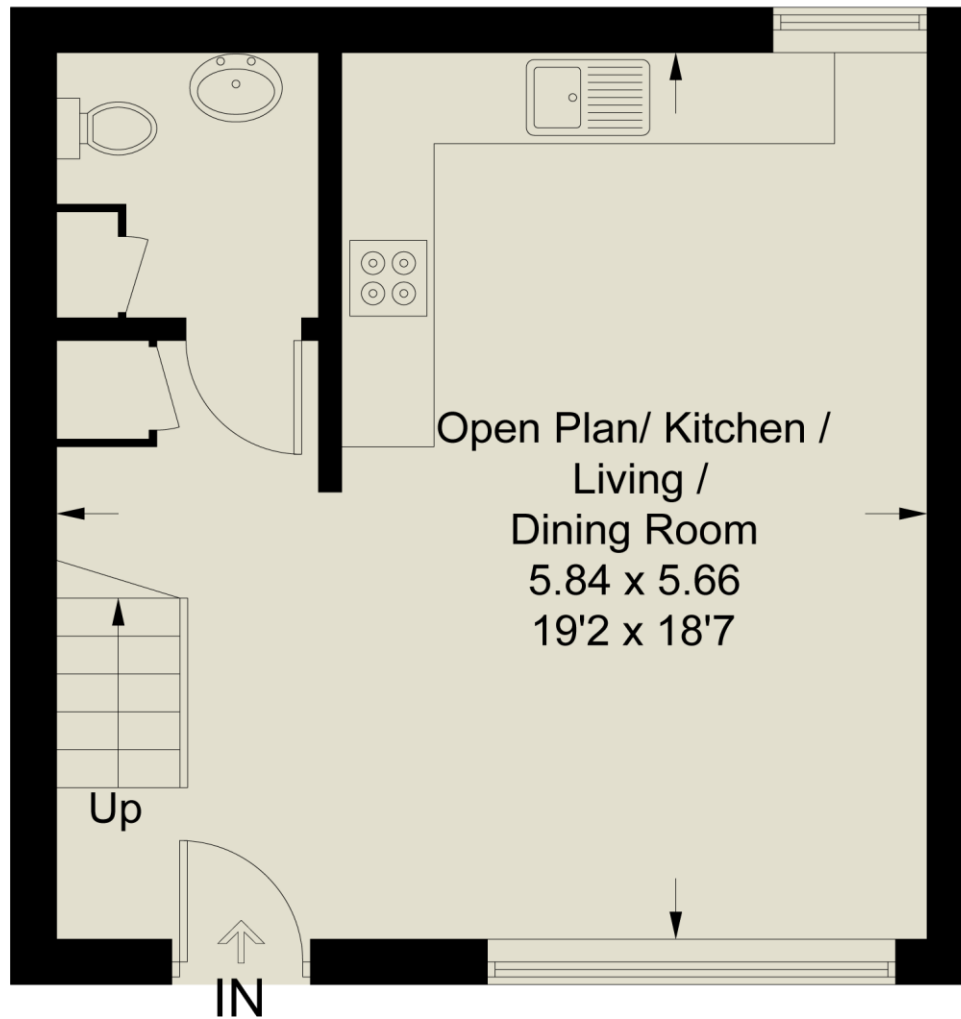
Situated on the Western banks of the River Ore, Orford offers a remarkably broad and comprehensive range of amenities and leisure pursuits. Found within the village are a General Store & Post Office; two pubs; The Crown & Castle Hotel; The Butley Oysterage; The Pump Street Bakery; various craft shops; 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.

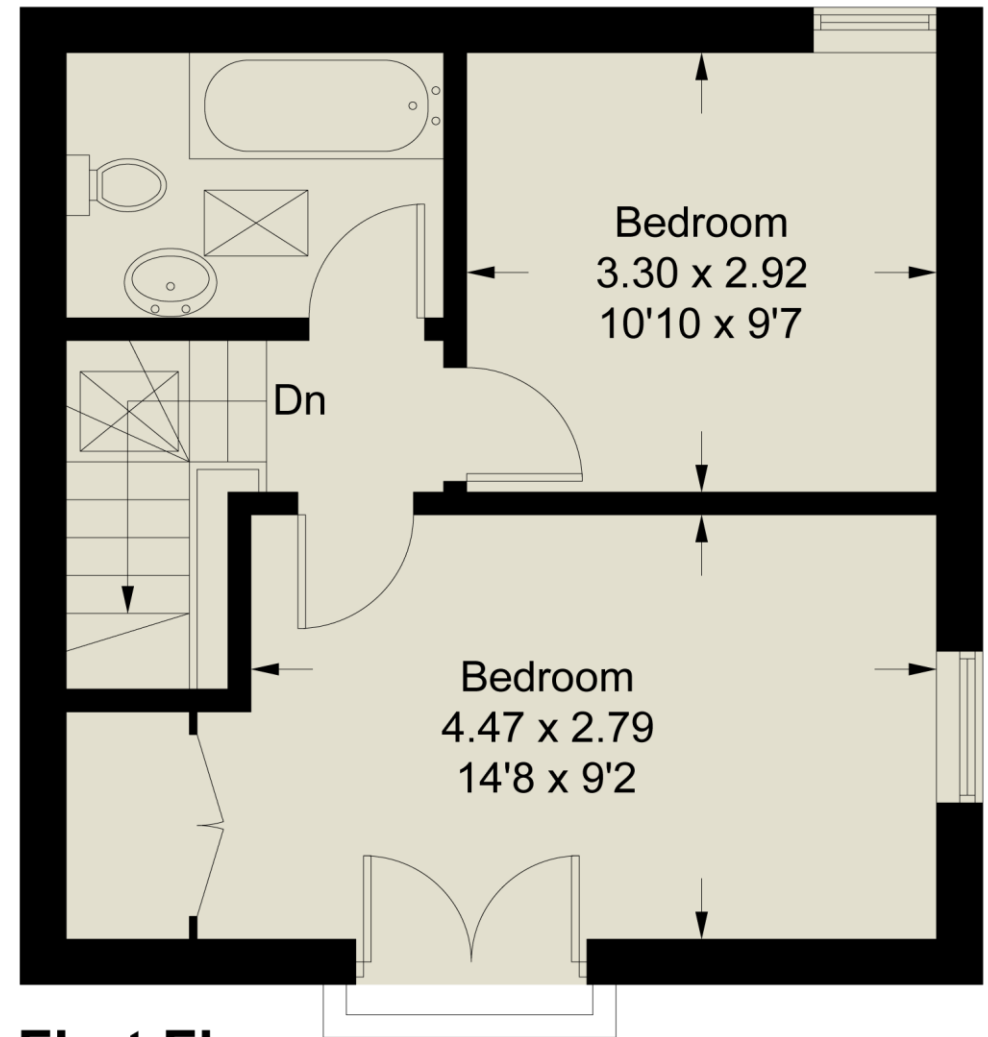


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Approximate Gross Internal Area = 66.5 sq m / 716 sq ft



Ground Floor



First Floor