



Almon Cottage, Bakers Lane, Orford, IP12 2LE

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ESTABLISHED 1966

Almon Cottage Bakers Lane Orford Woodbridge Suffolk IP12 2LE

- *Aldeburgh 11.3 miles*
- *Woodbridge 12 miles*
- *Ipswich Railway Station 20.6 miles*

ENTRANCE LOBBY | SHOWER ROOM | KITCHEN | DINING ROOM | SITTING ROOM | REAR LOBBY | MAIN BEDROOM WITH DRESSING ROOM AND EN SUITE BATHROOM | 2 FURTHER BEDROOMS | COURTYARD | POTENTIAL FOR PARKING SPACE

This delightful cottage is situated in a highly convenient position, along Bakers Lane which is located just off Market Hill and within close walking distance of all of the local amenities.

Built of rendered brick elevations under a tiled roof, Almon Cottage has well laid out living accommodation and has great potential to update some of the interior with a new kitchen and bathrooms. The accommodation is laid out over two floors with a dining room and sitting room providing excellent living space. The sitting room has an electric fire with mantel and there is a fitted range of display shelves and cupboards.

The kitchen is fitted with a range of wall and base mounted units with a laminated hob with inset 1 ½ bowl sink. There is an electric oven in a full height unit and a four-ring ceramic hob with air cleaner above. Off the entrance lobby is a shower room with walk-in shower cubicle, vanity unit incorporating a hand basin and WC.

A timber staircase with understairs storage cupboards rises to the first-floor landing, off which is the main bedroom which has a dressing room and en suite bathroom with a panelled bath with shower and screen, hand basin and WC. Airing cupboard. There are two further bedrooms, one of which has a fitted cupboard with a further fitted cupboard on the landing.

A semi-detached house in the heart of this popular coastal village with a courtyard garden and potential to add a parking space.

Guide: £475,000 FREEHOLD



Outside

The property is accessed via a wrought iron pedestrian gate and has an attractive courtyard garden with shrub beds, designed for ease of maintenance and enclosed by closed boarded fence.

There is a vehicular access through Pinney's Yard, with the potential to install a car parking space on part of the courtyard. Planning Permission has been granted for an extension to The Butley Orford Oysterage next door, where the former smokehouse was situated ref: DC/23/2084/FUL.

General information

- All mains services connected
- Oil-fired central heating to radiators.
- Council Tax – East Suffolk – Band C
- Ofcom state – Superfast broadband is available
- Ofcom state – most mobile providers likely
- EPC – D rating

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 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.

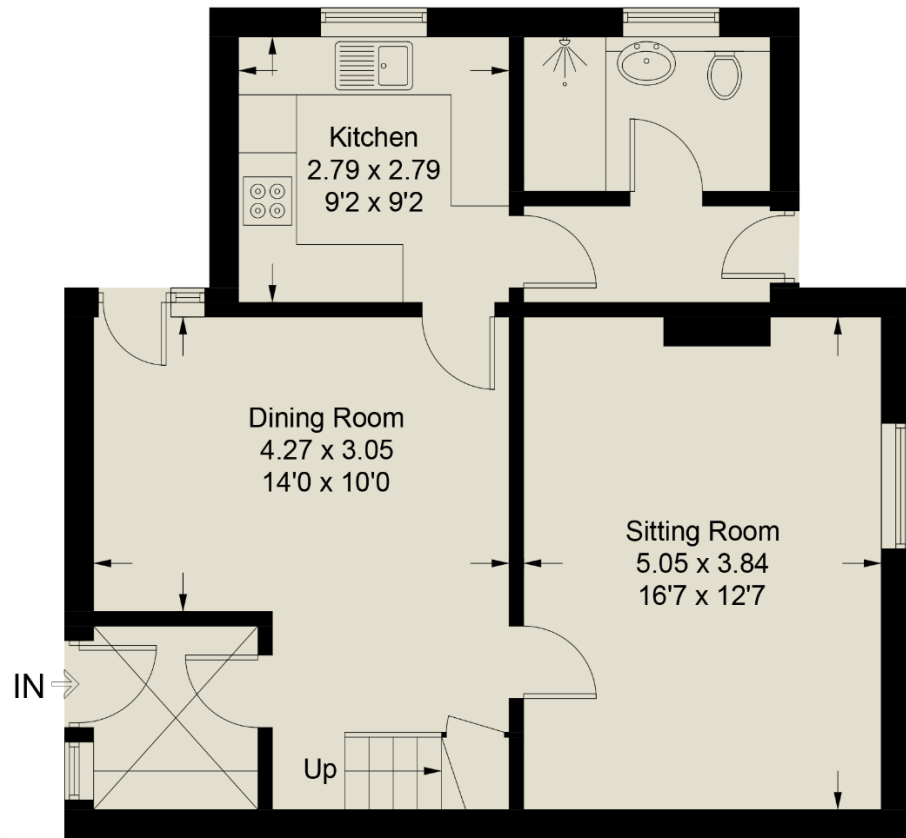
FIXTURES AND FITTINGS: Unless specifically mentioned in these particulars, certain fixtures and fittings may be excluded from the sale.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 81 |
| (69-80) C | | |
| (55-68) D | 57 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |



Almon Cottage, Orford

Approximate Gross Internal Area = 111.0 sq m / 1195 sq ft



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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