



1 Quay Cottages
Ferry Road | Bawdsey | Suffolk | IP12 3AY

Guide Price £ 450,000 | Freehold





1 Quay Cottages

No. 1 Quay Cottages is a unique end of terrace period cottage, positioned in a wonderful location on Bawdsey Quay, offering picturesque views of the River Deben estuary towards Old Felixstowe.

The property benefits from enclosed gardens to the front and rear, and two allocated parking spaces located to the front of the property.

The riverside location is perfect for those who enjoy water sports, long country walks, cycling and exploring the Suffolk Heritage Coast, with the advantage of having the foot ferry across the river to Felixstowe on your doorstep.

This charming property would be ideally suited to those looking for a coastal and riverside residence, a holiday let, or a second home, as the current owners have enjoyed using it for the last eight years.





An eight-panel solid wood door opens onto the

Entrance Hall

Carpeted entrance hall with inset coir mat, pendant light and carpeted stairs that lead to the first floor.

Master Bedroom

The master bedroom, located at the front of the property, is well positioned to offer beautiful views of the River Deben. Windows are situated to the front and side aspect, a recessed alcove provides shelved storage, and a disused fireplace sits to the internal wall. The master bedroom has wooden flooring, a ceiling light and two radiators.



Ensuite Bathroom

A spacious ensuite bathroom with inset spotlights and an obscured glass window to the front aspect. Comprising a corner shower cubicle, a low-level WC, a bath with a tiled splashback surround, a pedestal wash hand basin with a mirrored cabinet and a pendant wall light situated above and a heated towel rail, radiator, extractor fan, and wooden floorboards.



Bedroom Two

A good-sized bedroom with ceiling light, wooden flooring, window to the side aspect and a radiator below. The under-stairs cupboard provides plumbing for a washing machine and space for a second fridge/freezer and storage, whilst the boiler is housed in a separate concealed unit. A sliding barn door opens onto the

Ensuite

Comprising tiled flooring, spotlights, a window to the rear aspect with a wall-mounted wash hand basin below, shower cubicle, low-level WC, heated towel rail, radiator, and extractor fan.

Bedroom Three

Inset spotlights, wooden flooring, radiator, and a window to the side aspect with a vanity unit below. A partially glazed door opens onto the

Lobby

Tiled flooring, ceiling light, with partially glazed door opening onto the rear garden. Used by the current owners to take off wetsuits!





First Floor

Carpeted stairs lead from the entrance hall to the first-floor landing, opening onto a warm, open-plan area with plenty of natural light. The space naturally divides into the kitchen, living and dining areas, with triple aspect views framing the wonderful surrounding scenery.



The Old
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BETTER
ON THE
BEACH





Living Area

A light living area with part vaulted ceiling and a window located to the front aspect providing scenic views of the River Deben. Exposed beams and a feature brick fireplace with a multi-fuel burner bring character to the space, complete with a radiator and wood effect flooring that continues throughout the first floor.



Kitchen

With part vaulted ceilings, exposed beams and inset spotlights, the kitchen is comprised of cream painted shaker style kitchen cabinets with a wooden worktop and a tiled splashback surround. A ceramic sink sits beneath the window facing the rear aspect. Appliances consist of inset fridge /freezer, an Electrolux oven with a four-ring induction hob with extractor fan above and an inset Electrolux dishwasher.



Dining Area

The dining area is found to the rear of the first floor, with plentiful light owing to the window to the side aspect and the French doors with adjacent glazed studwork opening onto the balcony which overlooks the rear garden.



Balcony

The French doors from the dining area open onto the first-floor balcony, an idyllic seating area perched over the rear garden with exclusive views of the River Deben and surrounding scenery. The balcony consists of wooden decking with a metal frame and wooden clad surround.





Garden

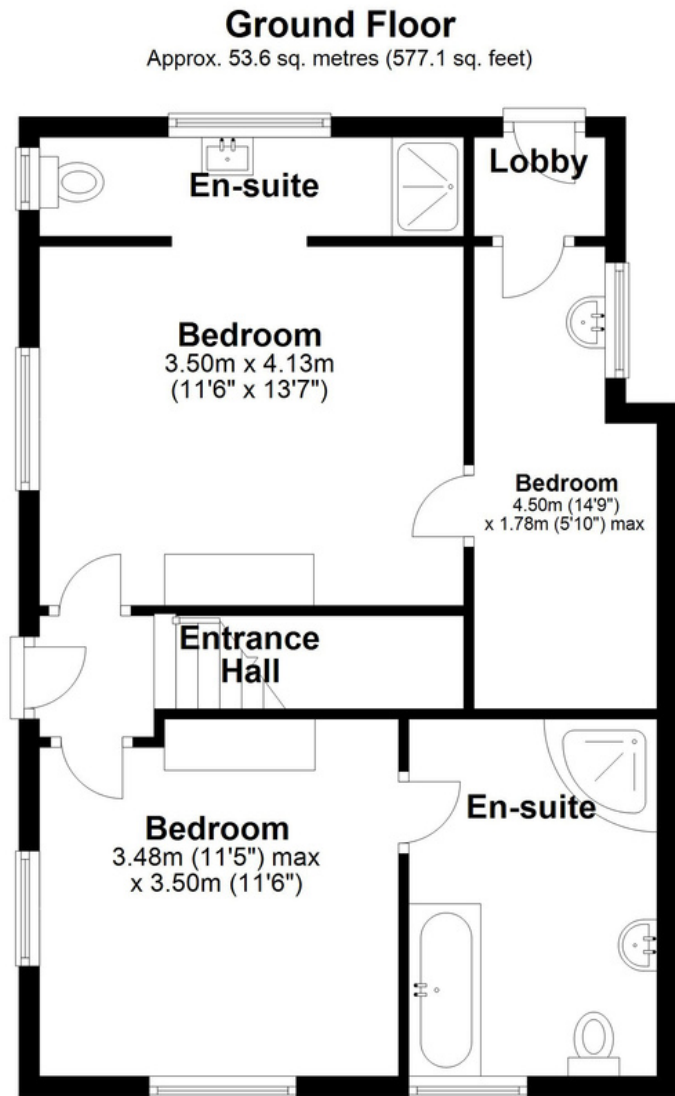
The property is approached by picket fencing providing pedestrian access and wider access for possible boat storage. The front garden is predominantly laid to lawn with flower and shrub borders. The property benefits from two allocated parking spaces at the front of the property.

A path leads from the front garden to the side of the property where the main entrance is located. The path continues towards the rear garden, leading onto a paved area where steps rise to an elevated terrace with inset lighting illuminating the surrounding borders. Further steps lead to the raised sundeck with inset lighting. Beyond is an area laid to sand, ideal for games.



This clever utilisation of the terracing creates purposeful zoning to sections of the garden, while allowing for multiple view points of the Estuary.





First Floor
Approx. 39.5 sq. metres (425.6 sq. feet)



Score	Energy rating	Current	Potential
92+	A		99 A
81-91	B		
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Total area: approx. 93.2 sq. metres (1002.7 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only
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About the Area

Bawdsey Quay is a picturesque location on the estuary where the River Deben meets the sea, affording wonderful views towards Felixstowe Ferry and spectacular sunsets across the river. There are sandy riverside beaches by the quay, and a short stroll takes you past the boatyard to the expanse of shingle beach and the sea itself.

The Boathouse Café on the quay offers fabulous views across the river, and the Bawdsey ferry boat (which runs from April-October) carries passengers and cyclists on the Suffolk Coast Path from Bawdsey Quay to Felixstowe Ferry, where you can purchase freshly caught fish from the timber sheds, or lunch at the riverside cafés and The Ferry Boat Inn. The Coast Path continues from here to Felixstowe, with its pier and seaside amusements. The Bawdsey Peninsula is also widely known for its network of forest and heathland walks and cycle paths.

Nearby Bawdsey village stands approximately 9 miles southeast of the pretty market town of Woodbridge. It is a quiet and charming village of approximately 500 homes, Bawdsey CEVC Primary School, St Mary's Church, the village hall and recreation ground. The neighbouring village of Alderton (approx. 1 mile away) is well served by a village shop, public house (The Swan Inn) and doctors' surgery. The Ramsholt Arms (approx 4 miles away) is extremely popular, with a riverside terrace overlooking the Deben, and it can also be reached by boat upriver from Bawdsey. Local attractions are numerous, including Orford Ness National Trust nature reserve, Snape Maltings, and the Sutton Hoo Anglo Saxon burial site.

Services

We are advised by the vendors that mains electricity and water are connected to the property. The property benefits from oil-fired central heating and drainage is via a shared septic tank.

Council Tax Band C - £ 1,836.11

Directions

From Woodbridge Road, take the second exit onto the B1083 past Sutton Hoo, and continue on this road for approximately three miles until you approach the T-junction at Shottisham. Turn right, and proceed on the B1083 through Alderton, past the church and bending right at the shop onto The Street, which takes you to the village of Bawdsey. Proceed straight through Bawdsey village until you are on Ferry Road, where you will drive alongside the River Deben until you reach Bawdsey Quay. No 1. Quay Cottages is the left of three adjoined cottages facing you on the quay.

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