



32 Blyth View
Blythburgh | Suffolk | IP19 9LB

MAKING MEMORIES



“This home balances modern comforts with period charm and sits in idyllic surroundings in a stunning rural development with spectacular views.

Around 11 acres of communal grounds include a swimming pool and gym, while the house itself has spacious light rooms over three floors.

There is a private garden and raised terrace capturing the best of the outlook and magnificent sunsets.

Close to a number of charming market towns and to the glorious Suffolk Heritage Coast, this character conversion is a breath of fresh air.”



KEY FEATURES

An Immaculately Presented Grade II Listed Property Close to the Heritage Coast in Suffolk

All set in around 11 acres of Communal Parkland Style Grounds

The Accommodation is Spread over Three Floors

Four Bedrooms; Two with En-Suites and a Family Bathroom

Kitchen and Ground Floor WC

Open Plan Sitting/Dining Room leading to Private Garden/Terrace

Access to Communal Leisure Facilities, including Indoor Heated

Swimming Pool, Gym & Games Room

Designated Car Parking Space with Ample Visitor Parking

Leasehold with a Share of Freehold

The Accommodation extends to 1,589sq.ft

Energy Rating: C

Perfect as a long-term home or weekend retreat, this impressive abode has plenty of space to gather the family, and all the ingredients needed to spend quality time together and enjoy all the generations. You have the peace and beauty of the countryside around, but you have neighbours too, so it's very secure. What's more, there's no work to do at the house, so you can enjoy it right from the start.

Something Special

From the moment you enter the tree-lined avenue leading to Blyth View, you know you're in for a treat! And as you approach the Grade II listed converted buildings, they more than live up to expectations. Set in 11 acres of parkland style gardens, the sense of tranquility here is a delight – a place where you can truly relax and unwind. The current owners bought the property before the conversion had even been completed, drawn to the beautiful rural setting, proximity to Southwold and the quality of the workmanship. Since then, they've had many family gatherings here, with three generations making memories at this much-loved second home. Christmas dinners, summer holidays, days at the beach, swimming in the pool with their grandchildren – it's been wonderful.





KEY FEATURES

A Piece Of History

The property was begun in 1765 and was to be the first workhouse in the county. It was part destroyed by a mob of protestors later that year, so construction work didn't finish until October 1766. Designed by Thomas Fulcher, also responsible for Stowmarket workhouse and the Assembly Room in Beccles, it was intended to house around 400 inmates but at one time was home to over 550! Whilst life here would have been hard, married couples could share a room and keep their children with them, cows were kept, so the inmates enjoyed high quality meat and cheese, and there was a shop inside selling tea and tobacco. The building was altered in 1836 in line with the Poor Law of 1834 – conditions became harsher and as a result, the able-bodied tended to leave, with most inmates being the elderly or the sick. As a result of this, the workhouse became a hospital. It became a very happy place to be and the patients were well cared for during their time here. The hospital eventually closed in 1994 and was later developed into private housing. So with this home, you own a fascinating piece of local history and you become part of its story.

Explore And Enjoy

The large reception room is the heart of this home and the place where the family love to gather. In winter, the gas fire gives a cosy feel and warmth without the work of a log burner, while in summer the double doors to the west are open, leading onto the terrace beyond. There's also a door to the terrace from the kitchen, so you have a lovely circular flow between the ground floor rooms. Upstairs, one of the first-floor bedrooms is en-suite, with the other two sharing a family bathroom, while on the top floor is another beautiful bedroom filled with light and the advantage of its own en-suite. Having three bathrooms, plus the ground floor cloakroom, has proved a real benefit when all the family visit together. Stepping out onto the terrace, you have this incredible view stretching out before you over open countryside. The terrace and lawn beyond face west, so you see incredible sunsets, while the morning mists hovering over the fields is equally mesmerising. The rural surroundings and proximity to the river mean this is a location teeming with wildlife – and often birdsong is the only sound you can hear. Yet when you do need to leave the peace of this location for practical reasons or leisure pursuits, you have Halesworth close by in one direction, with Southwold in the other. A day of crabbing, paddling in the sea, enjoying the famous pier entertainments and finishing with fish and chips or a bacon sandwich is sure to be a hit for all the generations. If you're a keen twitcher, Minsmere is just a few miles away, while the quiet lanes around here lend themselves to cycling or running if you're so inclined.

























INFORMATION



On The Doorstep

The historic coastal town of Southwold and the pretty seaside village of Walberswick along the heritage coastline are a very short drive. The village of Wangford with its pubs, local shop, veterinary surgery and church is approximately 3 miles away. The surrounding area is a designated area of outstanding natural beauty and SSSI, with many opportunities for walks and cycle rides. For keen birdwatchers the renowned RSPB sanctuary at Minsmere is within a half an hour's drive and the popular and attractive seaside town of Aldeburgh is located a further 5 minutes South.

How Far Is It To?

The quintessential English seaside town of Southwold with its popular high street, golf course and beach is approximately 5 miles away and caters for your everyday requirements. The pretty market towns of Halesworth and Beccles are approximately 8.5 and 10.5 miles away and have shops, pubs, restaurants, supermarkets and train links to London Liverpool Street via Ipswich. The vibrant cathedral city of Norwich is 28 miles north west and has a wealth of shopping centres and other leisure and cultural facilities, restaurants, clubs, boutiques and also benefits from an international airport.

Directions - Please Scan QR Code Below

From Beccles, take the A145 London Road and follow it for approximately 10.5 Miles and then Turn Right onto the B1123. Continue Down the Road for Half a Mile and then Turn Left onto Blyth View. At the end of this drive follow the signs for visitors parking. The property will be found inside the central quadrant.

What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [mega.leopard.hood](https://www.threewords.co.uk/)

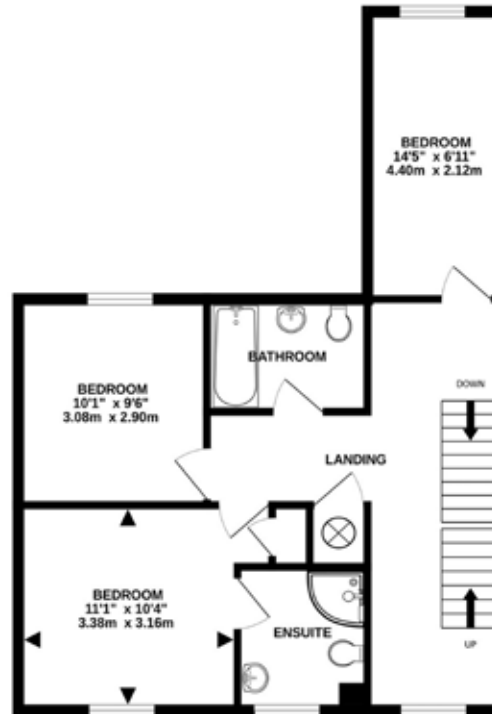
Services, District Council and Tenure

Gas Central Heating, Private Drainage System Via Septic Tank
Super Fast Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
East Suffolk Council - Tax Band D
Leasehold with a Share of the Freehold





GROUND FLOOR
597 sq.ft. (55.4 sq.m.) approx.



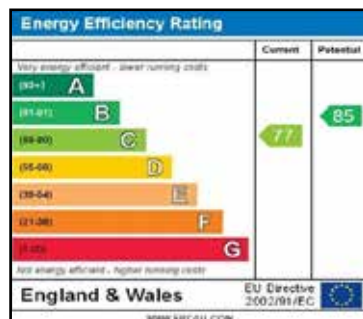
1ST FLOOR
593 sq.ft. (55.1 sq.m.) approx.



2ND FLOOR
399 sq.ft. (37.0 sq.m.) approx.

TOTAL FLOOR AREA : 1589 sq.ft. (147.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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Fine & Country Waveney
14 Blyburgate, Beccles, Suffolk, NR34 9TB
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