



The Log House
3 Hill Road | Reydon | Suffolk | IP18 6NL

A SCANDI SURPRISE



“If you admire Scandinavian style and quality, this unique home is sure to catch your eye. A one-off log house built in Finland by a highly respected family firm, it’s packed full of character, with exceptional attention to detail.

Surrounded by wrap-around landscaped gardens and set within the friendly village of Reydon, you can walk into Southwold, visit the beach whenever you like and still be part of a year-round community.”



KEY FEATURES

- A Unique Scandinavian Style, Detached Log House located along a Private & Quiet Road
- Close Proximity to Southwold and The Heritage Coastline
- Offering Versatile Living Accommodation & Potential to Create Annexe for AirBnB
- Four Bedrooms and Three Bath/Shower Rooms
- Versatile Bedroom Layout with Two on the Ground Floor
- Kitchen/Dining Room with Pantry, Separate Utility Room and Ground Floor WC
- Sitting Room and Sun Room
- Off Road Gated Parking; Large Garage with Stairs Leading to Hobby Room/ Study
- Enclosed and Well Established Attractive Gardens
- Solar Panels for Hot Water and Triple Glazing
- The Accommodation extends to 2,651sq.ft
- Energy Rating: D

This property offers all the advantages of life by the coast, with Southwold an easy walk from the front door, but it also benefits from private off-road parking and it's away from the summer crowds, part of a welcoming village community. A high-quality log home from HONKA, it's much larger than it first appears and offers abundant space with flexible accommodation.

Ticking Every Box

Sitting in lovingly landscaped gardens, a short hop from the centre of Southwold, you'll find this pretty and beautifully maintained bespoke log house. The current owner was living in Southwold, with no private parking, and looking to upsize when she came across this. The beauty of the property, the space, the garden and the parking and garage all appealed and it's been a much-loved home. As she now moves on, you can benefit from this unique and top-quality property. With eco features such as solar panels for the hot water, triple glazing and the environmentally friendly log build itself, it's a home that's well set for the future and surprisingly economical to run.





KEY FEATURES

Spacious And Stylish

When you first catch a glimpse of the property, it looks much smaller than it feels inside. Come in through the sunroom and you'll see it's a lovely place to sit in the mornings, perhaps with your tea or coffee, and bask in the warmth of the sun's rays. It's also a nice place for reading and has lovely views over the garden. You move into the main sitting room, a wonderfully well-proportioned room with vaulted ceiling, plus a log burner to add to the cosy atmosphere. There's a cloakroom and utility room, then you come into the open plan kitchen and dining room, complete with walk-in pantry. The owner is a keen cook and loves to host friends and family here. It's a fabulous sociable space and has doors onto the garden at each end, so it's great in the summer months too, flowing between the kitchen and the outside area. Both the kitchen and sitting room are perfect for entertaining and the sitting room looks incredible decked out for Christmas! Two double bedrooms and a luxurious bath and shower room complete the ground floor accommodation and are ideal if you have guests with limited mobility. Upstairs there's a huge and very impressive master bedroom with built in storage and views right out over to the coast – you can see the sea from up here. There's a fourth double bedroom and another stylish bathroom too. The property also benefits from a useful first floor study or hobby room above the garage, which can be used as part of the main house or could be a separate home office or business premises if preferred. Either way, it adds useful versatility.

Perfectly Positioned

Outside, you can follow the sun around all day as the garden wraps around every side of the house. There are a number of productive fruit trees, so you can enjoy fresh produce or make jam, as well as a thriving grape vine. It's wonderfully peaceful out here as you're on a private road with very little passing traffic. The village community is friendly and you'll receive a warm welcome. It's easy to meet people too – just go along to one of the groups or events at the nearby village hall. The owner has a dog and loves to head out on foot for walks, along the beach or over the marshes to the harbour. There's plenty of wildlife to see along the way. You can walk into Southwold for lunch or a drink with friends, and you can visit the Southwold Arts Centre for films, the theatre or a concert. Snape Maltings is only a short drive and hosts a wide variety of events, with dance, drama, music, food festivals and more. Being close to the A12 makes travel out of the area a breeze, so this is an ideal location if you regularly travel up to Norfolk or down to London.

























INFORMATION



On The Doorstep

Reydon is less than one mile from the very popular seaside town of Southwold on the Suffolk coast with its attractive pier, wonderful sandy beach and promenade, the famous Swan Hotel and Adnams Brewery, twice weekly market, bustling working harbour with fresh fish shacks and an array of pubs, cafes and restaurants. Southwold has recently been named as one of the happiest places to live in the UK. Reydon, (essentially part of Southwold) is in itself a desirable village with a popular hotel, a primary school, the well-respected St Felix Private School, sports fields and much used village hall.

How Far Is It To?

Wangford village is just 2 miles away, whilst Walberswick is approximately 7.5 miles. The popular market towns of Beccles and Halesworth are 12.5 and 8.5 miles away respectively. The nearest train station is at Halesworth, for the East Suffolk Line (London Liverpool Street – Ipswich – Lowestoft). There are also a number of bus routes covering the local villages, towns and on to the city of Norwich. The cathedral city of Norwich is 30 miles to the north west. It has a wide range of leisure & cultural amenities as well as shops, cafes and restaurants. Norwich also has direct train links to London Liverpool Street and other destinations and an International Airport.

Directions - Please Scan QR Code Below

Leave Beccles on the A145 Ellough Road towards Ipswich, leading on to the B1127 though Hulver and when you reach Henstead Hall turn right and continue on the B1127 towards Wrentham. Turn left on to Chapel Road and when you reach the junction, go straight over on to Southwold Road. Follow this road until you reach the junction and then turn right on to A1095 Halesworth Road, shortly after turn left on to Hill Road and the property will be found on the left hand side.

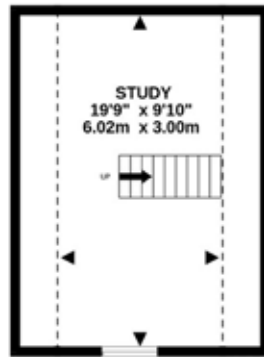
What Three Words Location

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... grips.steepest.upon

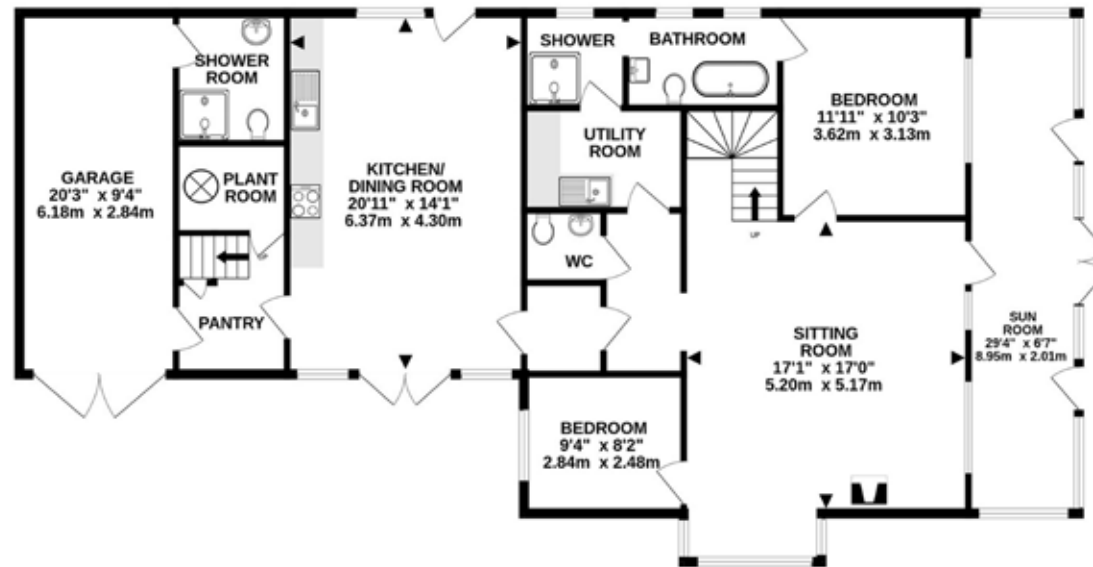
Services, District Council and Tenure

Electric Underfloor Heating; Mains Drains; Solar Hot Water
Fibre to Cabinet 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 - Council Tax Band E
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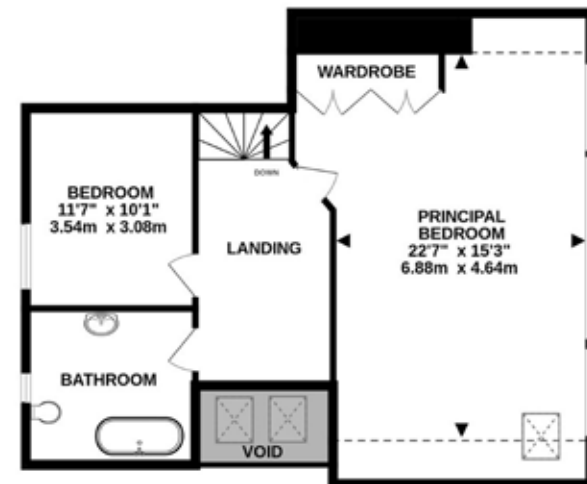




GARAGE 1ST FLOOR
294 sq.ft. (27.3 sq.m.) approx.



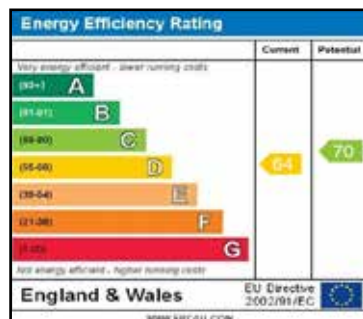
GROUND FLOOR
1605 sq.ft. (149.1 sq.m.) approx.



1ST FLOOR
751 sq.ft. (69.8 sq.m.) approx.

TOTAL FLOOR AREA : 2651 sq.ft. (246.2 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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