



Southwold Road, Blyford - IP19 9JU



Southwold Road

Blyford, Halesworth

Found within an idyllic COUNTRYSIDE SETTING, this exceptional SINGLE STOREY property offers a truly unique living experience. The main residence is a BESPOKE BUILT BARN STYLE BUNGALOW with the addition of a DETACHED ONE BEDROOM ANNEXE, providing a versatile living arrangement perfect for extended family living or guest accommodation. Boasting THREE SPACIOUS BEDROOMS in total each with its own EN-SUITE, this property offers luxury and comfort at every turn. The OPEN PLAN KITCHEN/DINING & FAMILY SPACE is a focal point of the home, flooded with natural light and ideal for both entertaining and every-day living. Modern features such as UNDERFLOOR HEATING and a separate heat pump to ensure year-round comfort, while the triple garaging/cart lodge and EXPANSIVE DRIVEWAY provide ample space for vehicle storage and parking. The plot in total extends to a very GENEROUS 0.66 ACRES (stms) with well kept lawns, ample paved patio areas as well as the addition of a 27' WORKSHOP/STORE and separate storage space adjacent.



Surrounded by stunning countryside views and with excellent access to the coast, Southwold, and Halesworth, this property presents a rare opportunity to embrace a peaceful yet convenient lifestyle.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Detached Bespoke Built Barn Style Bungalow
- Two Bedroom Home & One Bedroom Annexe
- Stunning Plot Of 0.66 Acres (stms)
- Open Plan Kitchen/Dining/Family Space Flooded With Light
- Three En-Suites To All Bedrooms
- Modern Air Source Underfloor Heating
- Triple Garaging/Cart Lodge & Expansive Driveway
- Range Of Extensive Outbuildings & Workshop
- Stunning Countryside Views
- Excellent Access For The Coast, Southwold & Halesworth

Blyford is a small hamlet on the outskirts of the market town of Halesworth. With the coastline of Suffolk and the sought after town of Southwold just a 20 minute drive away, the market town of Halesworth is centred around a pedestrian precinct with a wide variety of independent shops. Halesworth has a primary school, library, arts centre, doctors surgery and a hospital.



The town is also well served with transport communications having a railway station which offers a service via Ipswich to London Liverpool Street.

SETTING THE SCENE

As you approach the Buntings on the Southwold Road, you'll find an expansive shingled driveway with space to accommodate multiple vehicles off road. You will also find a carefully landscaped front garden with lawns, mature trees, shrubs and even a working water pump for the well! The frontage provides access to the triple cart lodge which is split into a double open faced car port and a single secured garage with double doors, both of which have power and light. An external staircase leads to the annexe accommodation on the first floor over the garaging. There is a set of double gates off the driveway with a reinforced lawn which leads to the workshop storage at the bottom of the garden. The main entrance door to the property is found to the front off the driveway.

THE GRAND TOUR

Entering via the main entrance door to the front you will find an entrance hallway with attractive tiled flooring that flows throughout the reception spaces with underfloor heating beneath. The hallway leads to the w/c to the right and the very useful utility on the left. The utility offers a range of solid oak units with solid worktops over as well as a second sink and space for for washing machine and tumble dryer. There is also a cupboard housing the central heating system. Opening into the main central reception space which is open plan you will find zones for sitting, dining and the kitchen all of which are flooded with natural light. There are windows to the side as well as to the rear and double doors to the rear also. The kitchen is a bespoke fitted kitchen and presents hand-picked granite worktops, a large island with a breakfast bar, ample storage, an integrated fridge, freezer and dishwasher, a large Rangemaster Platinum electric range with high power extractor fan over. There is then space for dining adjacent with access to one of the bedrooms beyond.

This bedroom in particular is the master room with a dual aspect, walk in wardrobe and an en-suite with double shower. The main living room area features a woodburner with granite hearth, a fitted cupboard and double doors onto the garden. The final bedroom leads on from the living area which again offers an en-suite with a bath and shower over. Accessed externally is a bonus space which could be used in a number of ways most likely a garden room ideal for entertaining with doors onto the rear and front gardens. The annexe accommodation can be found via an external staircase to the side of the garaging. This versatile accommodation provides a space that could be used as a self-contained annexe, guest house, office, studio or games room. There is also a fully fitted shower room and a separate air-source heating & air conditioning system for this zone.

FIND US

Postcode : IP19 9JU

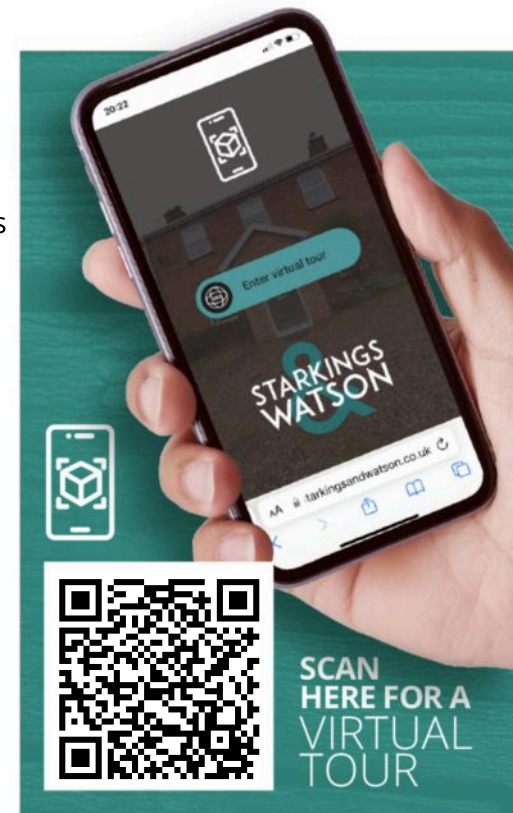
What3Words : ///skillet.rant.hammocks

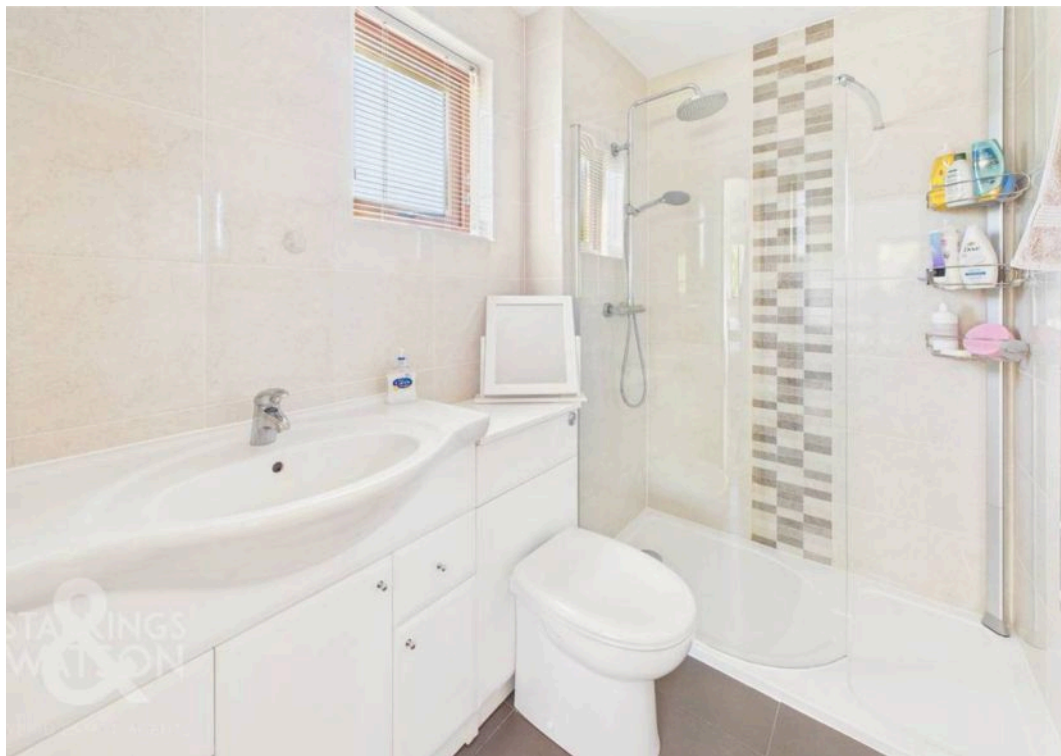
VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

The property is connected to mains services including electricity, water and drainage. Heating is provided by underfloor heating and air source heat pump as well as a woodburner in the main reception.







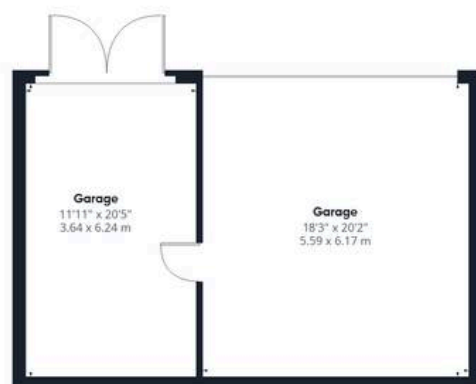
THE GREAT OUTDOORS

With a total plot of 0.66 ACRES (stms) the garden space is a real selling point. The fully enclosed rear garden is a great space which features an expansive and mature lawn, shrubs, and a generous patio area. You will find stunning views of adjacent fields and the Blyth Valley beyond from the garden. Additionally within the rear garden and accessed via the driveway via secure gates there is a large workshop that has been fully insulated with a wood burner and full electric/lighting offering potential for various uses. Due to the workshop being accessed off the driveway with reinforced ground leading to it, this space would be ideal for keen mechanics or for classic car storage. Alongside this building you will then find a further outbuilding that has been primarily used for storage of garden equipment and a wood store but could also house a caravan or further vehicles if required.





Ground Floor Building 1



Ground Floor Building 2



Floor 1 Building 2



Ground Floor Building 3

Approximate total area⁽¹⁾

3443 ft²

319.8 m²

Reduced headroom

106 ft²

9.9 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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