

Braeside Blyford  
Lane  
Wenhaston  
Halesworth



# Braeside Blyford Lane

## Guide Price £675,000

### The extended historic gem...

Nestled in the picturesque village of Wenhaston, Braeside welcomes you with charming character and inviting ambience. As you approach the front door, you are greeted by a delightful porch that leads you into a double-sided entrance, offering access to the main house, the garden, and an outbuilding that is currently used for storage but could be converted into a home office.

Stepping into the property you are met by a generous hallway that provides access to the living room and kitchen and features a built-in cupboard for storage. You will find a set of glazed doors that enter into the spectacular lounge, benefiting from triple aspect windows and bi-fold doors to the rear garden and a charming wood burner inset a large brick fireplace. Moving back to the hallway you will find the kitchen, which is brimming with charm and character wherever you look, whether that be the beams flowing throughout, an old fireplace that has been sympathetically converted to storage, and much more. The kitchen itself, however, boasts a range of matching wall or base units with countertop over, undercabinet lighting, and integrated appliances including an eye-level oven and combi microwave, a hob with extractor over, under counter fridge, and dishwasher. You then enter the dining room which is a delightful room and a great size offering dual aspect windows and plenty of space for a large dining table or additional furniture, and features a beautiful inglenook fireplace, which isn't currently in use. Back through the kitchen is another hallway with access to the garden, a utility room housing the boiler, further storage and space and plumbing for a washing machine. This then leads to the downstairs bathroom comprising a bathtub with a handheld shower mixer, W/C, and hand wash basin. Further down the inner hallway, you will find a good-sized pantry and a large, dual-aspect study that could be utilised as a snug, and features a continuation of beams and a beautiful inglenook fireplace with a wood burner. Venturing upstairs, Bedroom one presents an impressive space with plenty of room for a king-size bed, as well as a spacious dressing room that leads into a modern shower room with a large walk-in shower, W/C and hand wash basin. The additional bedrooms offer generous space and a peaceful ambience, echoing the cottage's historic roots. Back through the dressing room will then bring you to bedroom three, presenting a spacious bedroom with plenty of room for a double bed. You are then led into another bedroom of similar size to bedroom one, with another staircase taking you back down into the dining room.

Outside, Braeside boasts an enchanting garden spread across approx 0.26 of an acre, complete with a private patio, mature plants, and access to a garage, carport, and parking area. The secluded garden offers a perfect retreat with its manicured hedges, flower borders, and vegetable plots.

The village of Wenhaston offers a close-knit community with essential amenities such as a post office, primary school, local store, and a charming village pub. For more extensive amenities, Halesworth is just a short distance away, while the stunning Heritage Coast, including Dunwich, Southwold, and Walberswick, is easily accessible within 15 minutes, providing a range of leisure and recreational options.

### Agents notes...

A pre-recorded walkaround tour is available - Council Tax Band E

Local Authority

East Suffolk

Council Tax Band E

EPC Rating E



GROUND FLOOR  
1120 sq.ft. (104.0 sq.m.) approx.



TOTAL FLOOR AREA: 1638 sq.ft. (152.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given for their operability or efficiency can be given.  
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