



HAFREN HOUSE,
BLACKHEATH WENHASTON, HALSWORTH, IP19 9HB



Hafren House is a detached three bedroom bungalow, sat in a beautiful position, overlooking Wenhaston Heath, with off road parking, double garage, garden and more!

Upon entering the property, you are welcomed into a generous and light-filled entrance hall, which provides access to the loft hatch and leads seamlessly through to the main living areas. The sitting room is positioned to the front of the home and enjoys attractive views across the heath. This charming space is enhanced by a cosy electric style stove, creating a warm and inviting atmosphere.

From here, you continue into the spacious kitchen/dining room, a particularly bright and airy space featuring patio lift and glide doors that open directly onto the garden, allowing for an excellent flow between indoor and outdoor living. The kitchen is well equipped with a range of base units, a central breakfast island, a Rangemaster oven with gas hob (supplied via cylinders), electric ovens and an integrated dishwasher. A second wood-burning style stove adds further character to the room. Leading off the kitchen is a compact utility room with an airing cupboard housing the boiler.

The family bathroom is well appointed, offering a separate double shower, steps up to a spa bath with an additional shower attachment, a toilet, and a basin. Accommodation comprises two double bedrooms overlooking the front aspect, and a third single bedroom positioned to the rear. The master bedroom benefits from its own dressing room and en-suite, complete with a shower, toilet, and basin.

Outside, the property offers a range of useful outbuildings, including a stable currently used as a storage shed, and a former tack room also repurposed for storage. A further stable has been thoughtfully converted into a garden office, featuring double doors that open onto the outdoor dining space and BBQ area and a window providing ample natural light. Additionally, there is a double garage fitted with an electric door.

The grounds include a brick driveway, a patio area ideal for outdoor dining, raised beds, a lawned area, and a variety of mature shrubs and trees, all contributing to an attractive and well-established garden.

SERVICES - OIL FIRED CENTRAL HEATING, WAS LAST SERVICED IN NOVEMBER 2025 AND WAS INSTALLED IN 2009. THE ELECTRICAL WIRING WAS LAST CHECKED IN 2024. MAINS ELECTRICITY, WATER AND DRAINAGE ARE CONNECTED TO THE PROPERTY. (DURRANTS HAS NOT TESTED ANY APPARATUS, EQUIPMENT, FITTINGS OR SERVICES AND SO CANNOT VERIFY THEY ARE IN WORKING ORDER).

LOCAL AUTHORITY - EAST SUFFOLK - E

EPC - TBC

VIEWING - STRICTLY BY APPOINTMENT WITH THE AGENT'S HALESWORTH OFFICE. PLEASE CALL 01986 872 553.

DURRANTS BUILDING CONSULTANCY - OUR BUILDING CONSULTANCY TEAM WILL BE HAPPY TO PROVIDE ADVICE TO PROSPECTIVE BUYERS ON PLANNING APPLICATIONS, ARCHITECTURAL DESIGN, BUILDING REGULATIONS, AND PROJECT MANAGEMENT - PLEASE CONTACT THE TEAM DIRECTLY.



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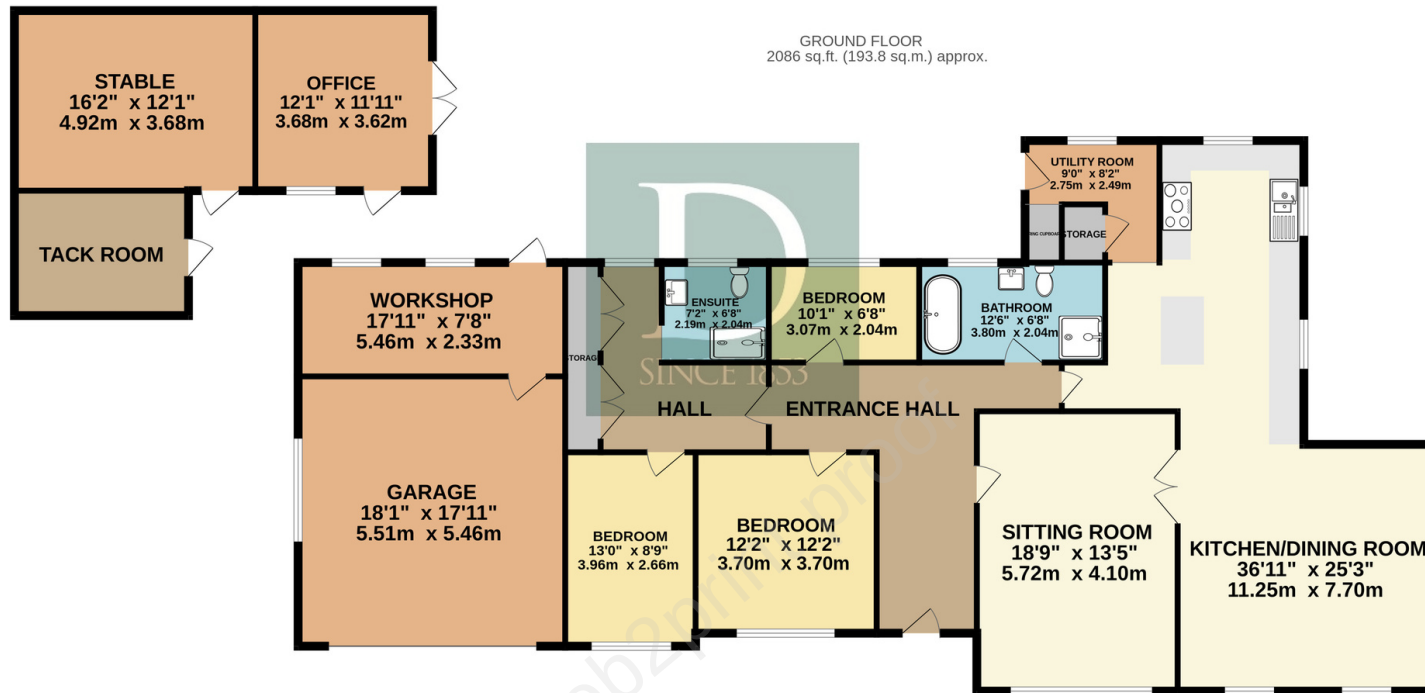
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FLOOR PLAN

STABLES
436 sq.ft. (40.5 sq.m.) approx.



GROUND FLOOR
2086 sq.ft. (193.8 sq.m.) approx.

TOTAL FLOOR AREA : 2522 sq.ft. (234.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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