

*A superb Grade II Listed 16th
Century detached house over three
floors, set in a wonderful position
overlooking water meadows.*

Rent £2,700 p.c.m
Ref: R2534

Blyford Manor
Southwold Road
Blyford
Halesworth
IP19 9JY



To let unfurnished on an Assured Shorthold Tenancy for an initial term of twelve months (with a view to extending).

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 621200

And The London Office
40 St James Street
London SW1A 1NS

email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

Location

Blyford Hall sits in a rural position along a private drive, not far from the River Blyth. The nearby village of Blyford boasts a 15th century pub, The Queens Head. The property is around three miles from Halesworth, where a good range of local shops and amenities can be found, along with the station connecting to Lowestoft and Ipswich. The A12 is within easy reach, and the Heritage Coast, with its popular resorts of Southwold and Walberswick, is just over six miles to the east.

The House

Blyford Manor sits in a wonderful position overlooking marshland and adjacent to the Blyford Hall farm buildings. The boasts high ceilings and impressive exposed timbers. The Manor is Grade II Listed and believed to date from the 16th Century. On the ground floor is an entrance hall, three reception rooms, kitchen, dining room, pantry, utility room and cloakroom. On the first floor are three bedrooms and three bathrooms. On the second floor are three further bedrooms and a bathroom.

The Manor is approached via an impressive tree lined drive, adjacent to the River Blyth. In addition to the immediate gardens, there are a number of grass paddocks between the Hall and the church.

Ground Floor

Entering through the main front door to the

Entrance Hall

With high ceiling, ceiling height windows and archway leading to the

Main Hallway

With large double cupboard with coat hook battens and storage cupboard over. Doors lead to the

Kitchen 18'4" x 13'5" (5.6m x 4.10m)

With a range of hand made base and wall units with slate work surface, inset double sink with mixer tap over. Aga with wall mounted plate rack and a shelf over with hanging hooks. Spotlights and opening leading to



Dining Area 10'9" x 10'5" (3.30m x 3.20m)

With original wooden floors and triple aspect windows. A wealth of character beams and a hatch/trapdoor leading to the cellar.

From the kitchen a door leads into a **Pantry** with window to the front elevation, with a range of brick supports with slate worksurface above and an array of wall mounted shelves. Water softener and space for fridge and freezer.

A further door leads to the

Utility Room

With window to rear elevation. Space for washing machine and tumble dryer. Two cupboards with racked shelving and butler sink set into a slate work surface with taps over. Extractor fan. Further door to the

Boiler Room

With oil fired boiler and associated timers and controls. Coat hooks with cupboard over. Door to the rear yard area and door to the

Cloakroom

With WC, wall mounted wash handbasin, extractor fan and radiator. Window to side elevation.

Returning to the main hall, a door leads into the

Sitting Room 17'0" x 12'5" (5.20m x 3.80m)

With bay window overlooking the rear garden. A large inglenook fireplace with wood burning stove. Beamed ceiling, two double panel radiators, TV point and telephone point.



From here, a door leads into a

Rear lobby

With door leading out onto the rear patio along with a small shelved cupboard. Door to

Drawing Room 18'8" x 18'4" (5.7m x 5.60m)

A dual aspect, beamed room with windows to the rear and side elevation. Fireplace with wood burning stove, double radiator and wall mounted lights. A further door leads back to the hallway, where a partially glazed door leads to the



Study 11'5" x 10'9" (3.50m x 3.30m)

With double aspect windows, double panel radiator, TV point and telephone point.

From the entrance hall, the staircase leads to the

First Floor

Galleried Landing

With beamed opening leading into the landing area. Stairs to the second floor and doors to

Bedroom One 18'8" x 10'9" (5.70m x 3.30m)

A double bedroom with window to front elevation. Double-door cupboard housing the hot water tank and a range of slatted shelving. TV point, telephone point and double panel radiator. A low-level door leads into the

En-suite Bathroom

With low height ceiling and inset beams. Roll top bath with mixer taps and rainfall shower over. Vanity sink with mirror over and low-level flush WC. Two radiators, one with heated towel rail, inset spotlights, extractor fan, tiled floor and window to rear elevation.

Family Bathroom

Incorporating a four piece suite comprising walk-in shower, roll top bath, hand wash basin and low level flush WC. Over sink vanity unit with mirror. Radiator with heated towel rail, spotlight and extractor fan. Tiled floor.

Bedroom Two 16'4" x 15'8" (5.00m x 4.80m)

A large beamed double bedroom with window overlooking the rear garden and field beyond. Double panel radiator, ornate fireplace and TV point. Door leading into a 'Jack and Jill' dressing area shared with Bedroom Three.



Bedroom Three 20'0" x 19'8" (6.10m x 6.00m)

From the landing, a step up leads to a very large beamed room with double aspect windows, fireplace and door leading into the joint dressing room. Wall mounted goblin lights. Door and steps down into

En-suite Bathroom

With suite comprising shower cubicle, roll top bath with mixer taps over, vanity sink with cupboard under and WC. Wall lights, double panel radiator and spotlights. Extractor fan and dual aspect windows.

Returning to the landing, a cupboard houses a second hot water tank and slatted shelving. A further cupboard with shelving.

A further door opens to the staircase to the

Second Floor

Landing Area

With restricted height.

Bedroom Four 11'5" x 10'9" (3.50m x 3.30m)

With restricted height. Window to front elevation and double panel radiator.

Bedroom Five 15'1" x 14'1" (4.60m x 4.30m)

A double bedroom with restricted height. Ceiling inset with beams. Centre beam with slatted wooden screen. Double panel radiator.

Further along the landing, an internal door leads into a suite comprising



Bedroom Six 17'8" x 14'9" (5.40m x 4.50m)

A large double bedroom with eave and centre beams. Window to the side elevation. Double panel radiator and TV point. Access to roof space.

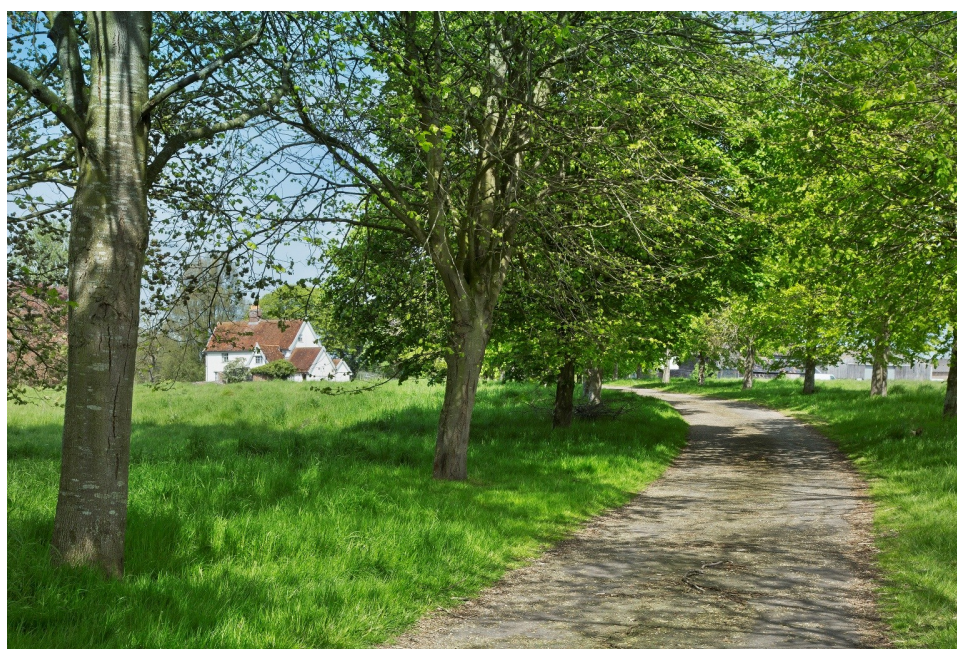


Bathroom

Comprising of a white suite with panel bath with mixer tap and handheld shower, WC and pedestal wash handbasin with mirror over. Skylight window and restricted height ceiling with beams. Double panel radiator and extractor fan.

Outside

The property is approached by a private driveway which leads to the front of the house and the gravelled driveway area. There is a range of mature trees and flowerbeds. The rear garden is laid to lawn and wraps around the property, with a terrace area to the rear bordered by a low wall. To the side of the property is a further grass area and gravel steps heading down to a gated side access and a brick built storage outhouse.





Services Mains water and electricity. Private drainage. Oil fired central heating.

Council Tax Band G; £3,630.13 payable 2025/2026

Local Authority East Suffolk district Council

Viewings Strictly by appointment with the Agent.

Broadband To check the broadband coverage available in the area click this link –

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone To check the Mobile Phone coverage in the area click this link –

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	53 E	
21-38	F		
1-20	G		

NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

January 2026

Directions

Head south-east on Well Cl Square/B1116 towards Riverside. Turning left into Fore Street. Continue to follow the B1116 to Rendham and through to the A12. Turning left onto the A12 and continuing for 9 miles taking the A145 to Beccles. Slight left onto the B1123 signposted Halesworth. Continue along this road and upon entering the village of Blyford, opposite the Kings Head Public House take the left hand turn. The property will be found on the right hand side and signposted with a Clarke & Simpson To Let board.

What3Words location: /// sanded.operating.analogy



Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.