



## Walberswick, Suffolk

Guide Price £1,950,000

- Bespoke new Passive House
- 5 Bedrooms
- Walking distance to beach
- Exceptional specification
- 4 bathrooms
- Private road.
- 2573 sqft of accommodation
- Open plan kitchen/dining/living space
- EPC - C

# Stocks Lane, Walberswick

A rare opportunity to acquire a bespoke new energy efficient passive House home in a sort after location. Stocks Lane is situated towards the southern edge of the village on a private road, which leads to a footpath meandering across the marshes to Walberswick beach and toward the RSPB Reserve at Minsmere. Walberswick is a particularly popular coastal village situated south of the Blyth Estuary opposite the Iconic seaside town of Southwold and forming part of the Suffolk Heritage Coast, a designated Area of Outstanding Natural Beauty. This most of sought after village has two great public houses, teas rooms, deli an excellent general store and is well known for its active community. The sand and shingle beach which runs south to Dunwich and beyond. The area is renowned for its wildlife, splendid walks based around the coast, Blyth Valley and surrounding countryside.



Council Tax Band:



## DESCRIPTION

A bespoke new build family home presently being constructed to the highest standards creating a highly desirable 'Passive House home' extending to 239 sqm (2573 sq ft) and situated in a generous plot on a private road in this most sought after of locations. The first of two individually designed homes taking full advantage of the latest technologies of construction to create a highly energy efficient and resilient, future proof home complete with air source heat pump, pv solar panels and Mechanical Ventilation Heat Recovery (MVHR) system resulting in a low energy demand, whilst enjoying high levels of comfort throughout the year without the need for a conventional heating system and minimising the buildings ecological footprint. Traditional materials of brick, flint stone panels and black Hardie horizontal planking feature generating an appealing local aesthetic blending the best of the traditional and modern for this very special home.

## ACCOMMODATION SUMMARY

RECEPTION HALL: WITH OAK STAIRCASE

CLOAKROOM

STUDY

SITTING ROOM/SNUG

OPEN PLAN KITCHEN/DINING/LIVING ROOM

DOUBLE SIDED WOOD BURNER

BESPOKE KITCHEN WITH INTERGRATED APPLIANCES

THREE SETS OF DOUBLE SLIDING DOORS

WALK IN PANTRY

UTILITY/BOOT ROOM & PLANT ROOM

FIRST FLOOR GALLERIED LANDING

SWEDISH CUPBOARD

FIVE DOUBLE BEDROOMS

ALL HAVE BUILT IN WARDROBES

THREE EN-SUITE SHOWER ROOMS

FAMILY BATHROOM

TWO BEDROOMS HAVE JULIET BALCONIES

TRIPLE GLAZED ALUMINIUM WINDOWS

LANDSCAPED FRONT GARDEN & DRIVEWAY

25 sqm DOUBLE GARAGE

TENURE

Freehold.

SERVICES

Mains electricity, water and drainage.

OUTGOINGS

Council Tax Band awaiting assessment.

VIEWING

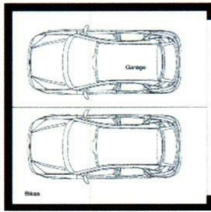
Please contact Flick & Son, 8 Queen Street, Southwold, IP18 6EQ for an appointment to view. Email: [southwold@flickandson.co.uk](mailto:southwold@flickandson.co.uk)  
Tel: 01502 722253 Ref: 20429/RDB

FIXTURES & FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

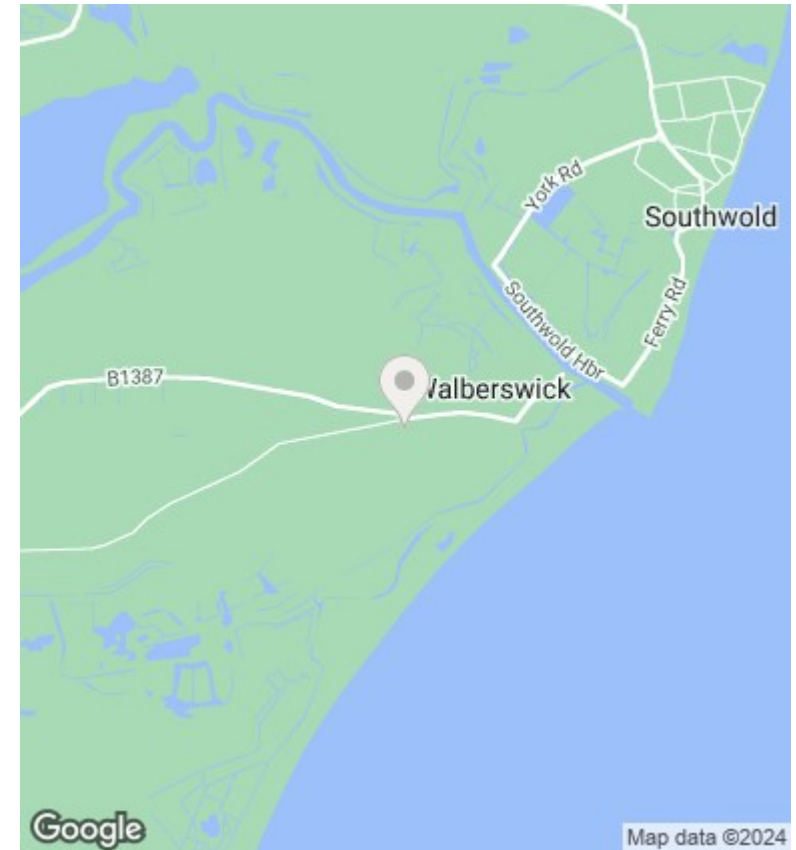
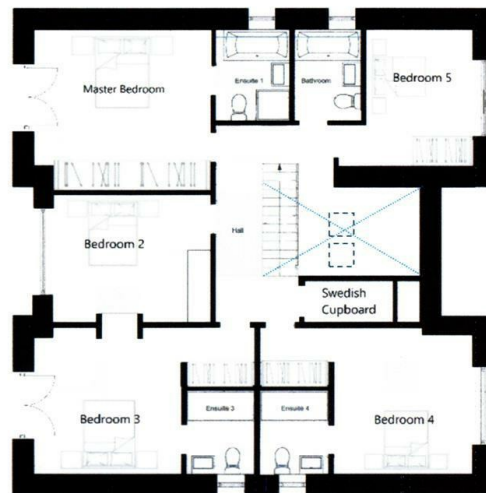
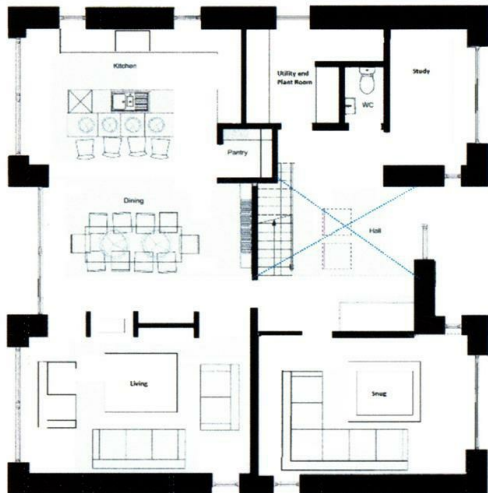






**Skylark**  
 House gross internal area 239 sq m 2,573 sq ft  
 Garage gross internal area 25 sq m 269 sq ft  
 Total gross internal area 264 sq m 2,842 sq ft

FOR ILLUSTRATIVE PURPOSES ONLY - DO NOT SCALE



**Conveyancing, Surveys & Financial Services**

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, David James Wealth for wealth management, David Barney & Co and Fairweather Law for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services it should be known that Flick & Son will receive a referral fee of 20% of case sizes for Jigsaw Mortgages Ltd and David James Wealth, £100 referral fee for David Barney & Co, £200 fee for Fairweather Law referrals and £50 referral fee for MS Surveys.

**Floorplans**

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>79</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Energy Efficiency Rating**

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)