

HOGSNORTING VILLA

Bythburgh | Suffolk

£350,000

FULLY FURNISHED

HOGSNORTING VILLA, THE STREET, BLYTHBURGH, IP19 9LS

Darsham Railway Station - 4.5 miles
Southwold - 5 miles
Walberswick - 5 miles
Halesworth - 6 miles

• Entrance Hall • Living Room / Dining Room • Kitchen •
• Two Bedrooms • Two Shower Rooms • Off Road Parking •
• Enclosed Garden • FULLY FURNISHED • NO CHAIN •
• HOLIDAY LET HISTORY •

AN ENCHANTING DETACHED SUFFOLK COTTAGE, BEAUTIFULLY REFURBISHED AND OFFERED FULLY FURNISHED.







The Property

There is something rather special about Hogsnorting Villa. With its traditional pantile roof, softly rendered elevations and delightful cottage proportions, this detached Suffolk home offers a wonderful combination of period character and modern comfort.

The property has undergone an extensive programme of refurbishment in recent years, including rewiring and replumbing, creating an inviting home that is both practical and full of personality. Original style wood doors, exposed details and carefully chosen finishes sit comfortably alongside contemporary kitchen and bathroom fittings.

The accommodation is arranged over two floors, with the added flexibility of a ground floor double bedroom and shower room.

A rear entrance hall provides access to the cottage, leading through to a well-appointed kitchen fitted with a range of wood fronted cupboards, generous work surfaces, two ovens and a ceramic hob. Electric underfloor heating provides an additional touch of comfort.

The sitting/dining room is a particularly welcoming space,

with a woodburning stove set against a striking decorative feature wall. There is room for both comfortable seating and a dining table, making this a lovely room in which to relax or entertain.

Also on the ground floor is a double bedroom with glazed French doors opening directly onto the garden. This provides particularly useful flexibility, whether for visiting guests, family or those who prefer ground floor accommodation.

A contemporary shower room completes the ground floor, fitted with a shower enclosure, WC and wash hand basin. Stairs rise to the first-floor landing, where traditional wood doors and attractive detailing continue the cottage's character.

The first floor double bedroom is a charming room with a partly vaulted ceiling, creating an appealing sense of space whilst retaining the intimacy expected of a traditional cottage. A second beautifully finished shower room serves this floor, featuring a generous walk-in shower, WC, wash hand basin and roof window.

The cottage benefits from oil-fired central heating to radiators, with the boiler located externally.

Outside, the gardens have been thoughtfully landscaped to create an attractive and relatively low-maintenance setting, perfectly suited to both everyday enjoyment and holiday use.

An area of lawn (Astroturf) is complemented by established shrubs, ornamental grasses and lavender planting, bringing colour and texture throughout the seasons.

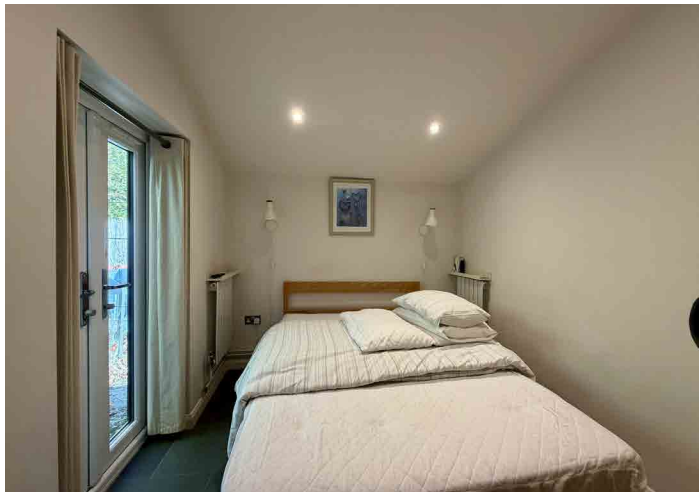
A paved terrace provides a lovely spot for outdoor dining, while the mature trees and surrounding planting lend the garden a pleasantly sheltered atmosphere.

Off-road parking is another welcome practical feature, particularly in a village setting.













The Location
Blythburgh is one of Suffolk's most recognisable villages, celebrated for its historic setting, attractive countryside and the magnificent Holy Trinity Church, affectionately known as the Cathedral of the Marshes.

Situated close to the Suffolk Heritage Coast, the village provides an excellent base from which to explore the surrounding countryside, nature reserves and picturesque coastal towns.

Southwold, Walberswick and Dunwich are all within easy reach, offering beautiful beaches, coastal walks, independent shops, cafés and restaurants. The nearby Blyth estuary and surrounding countryside are particularly appealing to walkers, cyclists and wildlife enthusiasts.

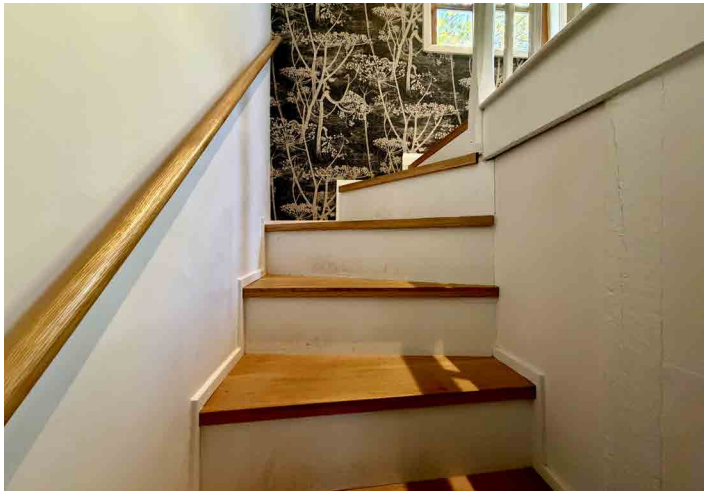
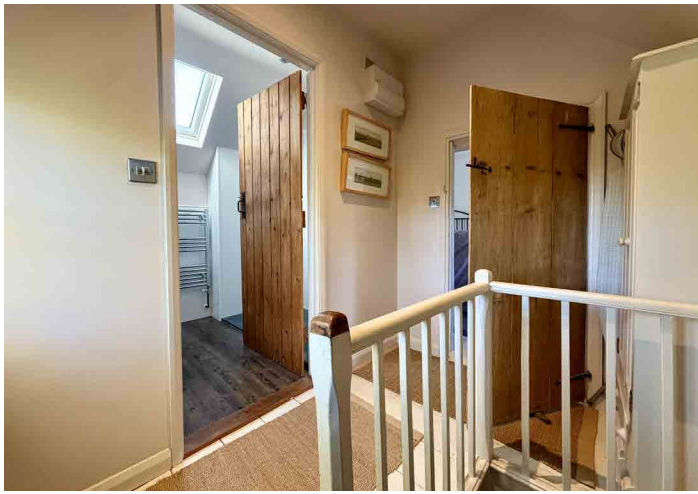
For those seeking a peaceful Suffolk retreat without feeling isolated, Blythburgh offers an especially attractive balance.

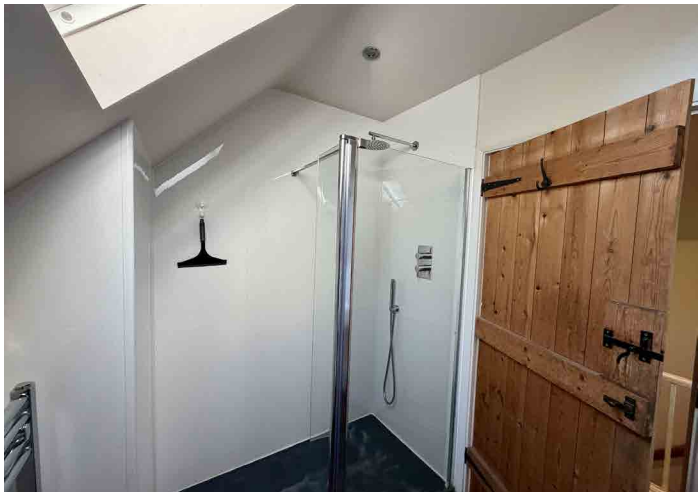
Services
Oil-fired heating to radiators, with an externally located boiler. Electric underfloor heating to the kitchen.

Mains water, drainage and electric.

Local Authority and Council Tax
East Suffolk Council. Council Tax or business rates assessment to be confirmed.

EPC
Rating to be confirmed.











An Established Holiday Letting Opportunity
One of the particularly appealing aspects of Hogsnorting Villa is its established history as a successful holiday letting property.

The current owners report an annual holiday letting turnover of just over £30,000, with approximately 200 occupied nights per year.

Offered fully furnished, the cottage presents an attractive opportunity for a purchaser wishing to continue its use as holiday accommodation, subject to any necessary consents and individual arrangements.

Equally, its charm, manageable size and proximity to the coast make it a delightful prospect as a second home or permanent residence.

The reported letting figures are supplied by the current owners and should be independently verified by interested purchasers. Past performance is not a guarantee of future income.

Agent's Note
The property is offered fully furnished, with the precise inventory of furniture, furnishings and contents to be agreed and confirmed as part of the sale.

Holiday letting turnover and occupancy figures have been provided by the sellers. Further supporting information may be made available to genuinely interested purchasers, subject to the sellers' agreement.

AWAITING FLOORPLAN







JENNIE JONES

EST. 1993

ESTATE AGENTS

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