



*Blyth View,  
Blythburgh, IP19 9LB*

*We are delighted to offer for sale this Grade II Listed mews conversion, that was once a hospital situated within the Blyth Valley. The property is under a mile from Halesworth, within five miles of the popular seaside town of Southwold and less than ten miles from the Market Town of Beccles. The accommodation has ample space within and includes 28' lounge, kitchen/ breakfast room, dining room/ bedroom four, and three double bedrooms on the first floor. There is a separate WC, family bathroom and bathroom with shower. The development also boasts a swimming pool/ gym complex for residents use. This is an ideal home for a family or could be used as a holiday home.*

#### Property Features:

- Grade II Listed Conversion / Three Bedrooms
- Shower Room / Family Bathroom / Separate Shower Room
- Access To On Site Pool, Gym & Games Room
- Dining Room - can be used as a 4th Bedroom
- Beautifully Maintained Communal Gardens
- Views Over Blyth Valley
- Allocated Parking Space



#### **The Property:**

As you enter the property via the smartly presented entrance hall there is an exposed wooden stair case leading to the first floor where you are greeted by spacious hallway, where to the left is a cloakroom with low level W.C and wash hand basin, immediately adjacent is a family bathroom with white suite comprising low level WC, separate shower, hand basin and corner bath with exposed floor, beams and uPVC double glazed sash window. A door leads to the kitchen/ breakfast room, large sitting room and dining room, that can be used as a fourth bedroom. There are stripped wooden floors in all of these room and original beams that add to the accommodations charm and character. The spacious kitchen breakfast room has wall mounted boiler for gas central heating and hot water, integrated appliances, one and half bowl sink and drainer, inset four ring gas hob with electric oven and grill below. There is a cupboard to house a fridge freezer and recessed halogen spotlights. The dining room, could be used as a fourth bedroom, and has sealed unit double glazed windows and delightful timber flooring. There is a family bathroom with white suite comprising corner bath, hand basin and low level W.C, with timber and uPVC double glazed sash window and original beams.





### **The Property Cont'd....**

White painted balustrades and exposed wooden stairs lead to the second floor landing and in turn give access to the second floor, where there are three further double bedrooms and a further bathroom with suite comprising bath, low level WC and hand basin. All bedrooms have exposed timber floors, exposed beams, uPVC double glazed sash windows.

### **External**

The property is set within well maintained and pleasant communal gardens and has allocated parking as well as access to a communal leisure complex with access to a gym, heated swimming pool and games room. All of the additions are paid for within the service charges, payable every six months, most recently for the period 01.01.2024 to 30.06.2024, a total cost of £3292.32. The Service Charges are requested half yearly at £100.00 every six months. As the property is Leasehold, the lease was granted in 2003 for 999 years, currently the lease stands at 976 years remaining. The service charge is inclusive of building services, external maintenance, window cleaning, upkeep of grounds, refuse collection, communal lighting, sewage processing, management fees, Use of Leisure Complex and associated running costs.

## Additional Information:

**Local Authority :** East Suffolk

**Council Tax Band:** E

**Services:** Oil fired for domestic hot water and central heating, electricity and water connected. Mains sewer.

**Viewings:** By Appointment Only

**Post Code:** IP19 9LB

**EPC Rating:** C

**Guide Price :** £365,000

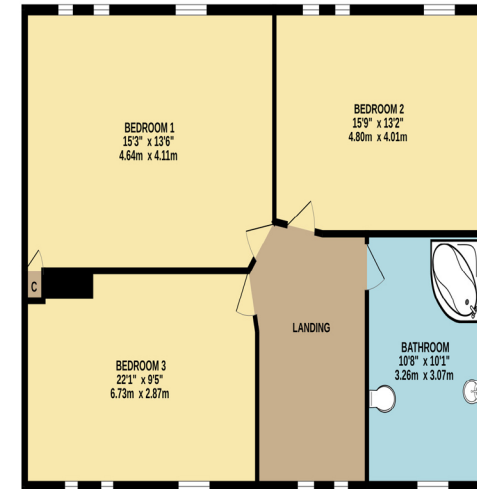
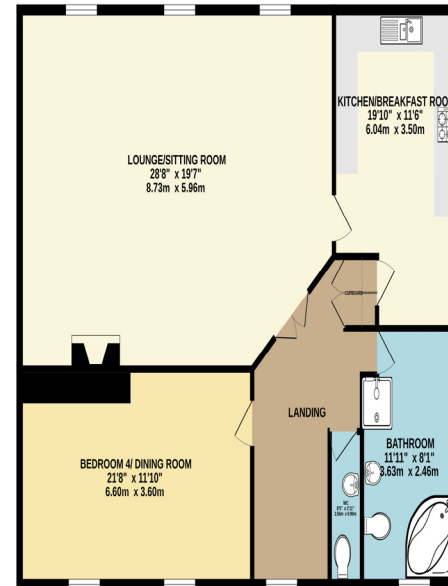
**Tenure:** Leasehold - 976 Years Remaining

Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to re-check measurements.

GROUND FLOOR

1ST FLOOR

2ND FLOOR



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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01502 716 300  
templewicks.co.uk

