Chartered Surveyors / Estate Agents

Clarke & Simpson









4 Tyes Corner, Bedfield, Suffolk, IP13 7PQ

An impressive four bedroom house with large, landscaped gardens to the rear and adjacent to an open field, located within the popular rural village of Bedfield.

Offers in Excess of £595,000 Freehold

P8002MC

Summary

Entrance hall, dining room, 18' sitting room, sunroom, study, 21' kitchen/breakfast room with pantry, utility room and cloakroom.
Bedroom one with en-suite shower room, bedroom two with en-suite shower room, two further bedrooms and bathroom.
Double garage. Ample parking. Outbuildings.
Attractive and mature gardens extending in all to approximately 0.25 acres.

Location

The property is situated close to the heart of the village of Bedfield, within walking distance of the playing field and highly respected primary school. Further facilities can be found in the historic market town of Framlingham, which lies approximately 6 miles to the south-east. Here there are excellent schools in both the state and private sector. There are also a number of highly respected pubs and restaurants, as well as other shops and businesses. The large village of Debenham lies approximately 4½ miles to the south-west and offers further facilities including a medical practice, small Co-op supermarket and one of the most highly regarded high schools in East Anglia. The county town of Ipswich lies about 17 miles to the south. From here there are direct rail services to London's Liverpool Street Station which are scheduled to take just over the hour. The Heritage Coast is about 20 miles to the east with links to Aldeburgh, Thorpeness, Southwold and Orford.

Description

The property forms part of Tyes Corner, a small, private development of just five houses that were built during the late 1990s.

Thoughtfully designed, the light and well-proportioned accommodation includes a spacious entrance hall, 21' kitchen/breakfast room, 18' sitting room, recently improved sunroom, dining room, study, utility room and cloakroom on the ground floor. Upstairs, a spacious landing leads to a generous principal bedroom with en-suite shower room, a second bedroom with en-suite shower room, two further double bedrooms and a family bathroom.



Outside there are large landscaped gardens at the rear that benefit from the sun throughout the day, which include a delightful ornamental pond, a large patio area and impressive enclosed vegetable garden. There is also a double garage with parking to the front, which benefits from remote and electrically operated doors. In the time that the vendor has occupied the property, she has undertaken a programme of improvement works, including new landscaping of the gardens, replacing the garage doors, improving the sunroom by replacing the Perspex roof with one of solid construction, installing a new range cooker, replacing the carpet and decorating throughout. A large concrete area has also been created in the rear garden to support wooden outbuildings which are fully insulated with electricity and water connected and have solar panels which have recently been installed.

A wooden front door opens into the entrance hall which has oak flooring throughout. A door leads through to the sitting room which is a spacious and light room that links wonderfully well with the sunroom. The focal point of the room is the exposed brick fireplace containing the Villager wood burning stove set on a raised brick hearth and with bressummer beam over. A window overlooks the side garden and driveway. French doors open into the sunroom which is a delightful additional reception room with glazed French doors providing access to the patio and gardens. It is set on a raised brick plinth with a replaced solid roof and UPVC windows.

From the Entrance Hall, further doors provide access to the dining room which is currently utilised as a second study with a large window to the front overlooking the garden and driveway.

The Kitchen/Breakfast Room is a twin aspect room with large windows to the front and side overlooking the driveway and gardens, providing plenty of sunlight throughout the day. It has a good range of cupboard and drawer units with stone resin worksurface over incorporating a resin sink unit with mixer tap and drainer to the side. There is an exposed brick recess containing the Stoves range cooker, integrated Bosch dishwasher, undercounter fridge and water softener. A door leads to a walk-in shelved pantry cupboard, and tiled flooring runs throughout and into the utility room which has a matching range of cupboard units with granite effect worksurface over incorporating stainless steel sink with mixer tap and drainer. There is recess and plumbing for a washing machine and space for an upright fridge/freezer. There is a window overlooking the patio together with a part glazed door providing access to the garden.



From the kitchen, there are doors off to the study which has a window to the rear overlooking the patio and garden. A further door opens into the Sitting Room. The cloakroom has a tiled floor and comprises a WC, hand wash basin, heated towel rail and extractor fan.

From the entrance hall, stairs rise to the first-floor landing which is a spacious, galleried style area overlooking the entrance hall. The landing provides access to Bedroom one which is a spacious master bedroom suite with windows to the front and side providing plenty of light and good views of the garden and fields beyond. It benefits from a built-in wardrobe cupboard with hanging rail and shelf above, a walk-in wardrobe cupboard and an en-suite shower room which has a window to the side and tiled flooring. It comprises a shower, WC, hand wash basin, heated towel rail and extractor fan. Bedroom two is a good sized double bedroom with a large window to the front overlooking the driveway and across the adjoining fields. It has a built-in wardrobe cupboard and a recently updated en-suite shower room comprising a shower, WC, hand wash basin and extractor fan. Bedroom three is another good sized double bedroom with a large window to the rear providing views of the garden. It also benefits from a built-in wardrobe cupboard. Bedroom four is a further double bedroom with a large window to the rear providing plenty of light and views of the garden. It also has a built-in wardrobe cupboard. The bathroom has wood effect flooring and comprises a panelled bath with mixer tap and shower attachment over and fully tiled surround, WC, hand wash basin and extractor fan. Also accessed from the landing is the airing cupboard and the loft hatch. The loft space has been partly boarded and benefits from two shelves either side, a light and a drop-down ladder.

























Outside

The property is approached via a shared private shingle driveway that leads up to the parking space to the front of the house. Beside this is the front garden, which comprises a paved pathway leading up the front door which is flanked by well stocked borders containing a variety of specimen flowers and shrubs, including a hornbeam hedge.

The driveway continues past the house on to an additional parking area to the front of the detached double garage, approximately 17'5 x 16'9, currently used as a gym, with deep fitted shelves and with power and light connected, recently fitted electrically and remotely operated doors and personnel door to the side.

The bulk of the gardens are to the side and rear of the property, and face in southerly and westerly directions, these enjoy the sun for much of the day. The vendor has undertaken extensive works to the garden during their tenure, creating a substantial concrete base for outbuildings which are all fully insulated plus electricity and both hot and cold water, with internet access, together with the creation of an aviary on a concrete base. In addition, an ornamental pond has been created with a waterfall.

The gardens comprise a large patio area to the side and rear of the property that can be accessed from the sunroom and utility room. Beyond this, the garden is mainly laid to lawn for ease of maintenance, incorporating a mature apple and plum tree together with well stocked borders. To the side is a wonderful, enclosed vegetable garden with raised beds which is separated from the main garden by a picket fence and contains a number of raised vegetable beds, together with a Rhino greenhouse set on a paved plinth. In addition are a number of useful outbuildings.












BODY



Directions
From Framlingham, proceed out to Saxtead Green and, at the end of the road, turn left on to the A1120. Take the next right turn towards Bedfield (Bedfield Road). Continue for a mile and at the end of the road turn right, heading towards Bedfield and proceeding into the village. Pass the village school and then playing field (Long Green) on the right. Take the next turning on the right and then right again into Tyes Corner. Continue along the shingle drive where number 4 will be found in front of you.

For those using the What3Words app: ///workloads.policy.chef

Viewing Strictly by appointment with the agent.

Services Mains water, drainage and electricity. Oil fired central heating from external combination boiler. Bottled gas for hob.

Broadband To check the broadband coverage available in the area click this link – https://checker.ofcom.org.uk/en-gb/broadband-coverage

Mobile Phones To check the mobile phone coverage in the area click this link – https://checker.ofcom.org.uk/en-gb/mobile-coverage

EPC Rating = D (Copy available from the agents upon request).

Council Tax Band F: £3,253.02 payable per annum 2026/2027

Local Authority Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0345 6066067

4 Tyes Corner, Bedfield

Approximate Gross Internal Area = 184 sq m / 1972 sq ft

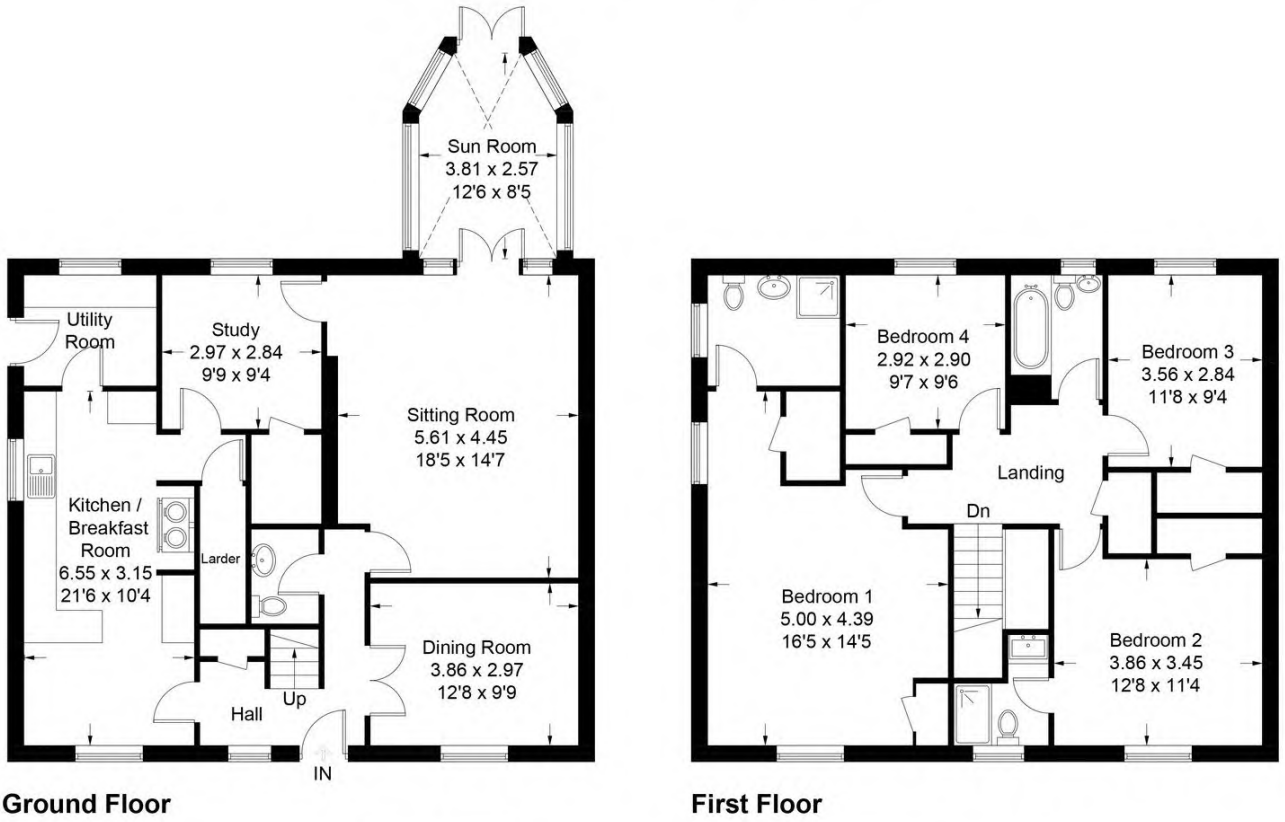


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NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

October 2026



Clarke & Simpson

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