

Hafren
House Blackheath
Wenhamston
Halesworth



ATTIK
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Hafren House Blackheath

Guide Price £500,000

The spacious bungalow in a great private spot...

Positioned on the edge of Blackheath Common in the sought-after village of Wenhampton, Hafren House is a beautifully arranged detached bungalow set within a generous and private plot, offering an enviable balance of space, flexibility and village tranquillity.

The property enjoys a wonderfully peaceful setting along a private track with minimal passing traffic, directly adjoining the open expanses of Blackheath Common. From the doorstep, there are extensive walks across unspoilt countryside, with the village pub just a short stroll away and the well-regarded village shop easily accessible on foot. The market town of Halesworth lies only a short drive away, providing a range of independent shops, cafés and everyday amenities, together with rail links to Ipswich and London Liverpool Street. The Suffolk Heritage Coast, including the ever-popular destinations of Southwold, Walberswick and Dunwich, is also within easy reach, making this an ideal base for those seeking both countryside and coastal living.

Internally, the bungalow is thoughtfully laid out and offers light-filled, well-proportioned accommodation throughout. A wide and welcoming entrance hall provides an excellent sense of arrival and practical everyday space. The sitting room is generous and comfortable, centred around an attractive feature fireplace and enjoying a pleasant outlook to the front.

Double doors lead through to an impressive open-plan kitchen, dining and family room – undoubtedly the heart of the home. This expansive space has a natural flow, ideal for both everyday family life and entertaining. The kitchen is well-equipped with ample storage and a central island for preparation, while large sliding doors open directly onto the patio, seamlessly connecting the interior with the garden and allowing the space to be opened up beautifully in the warmer months. A practical utility room provides additional storage and access to the rear garden.

There are three well-sized bedrooms, including a principal suite complete with dressing room and en suite shower room. A separate family bathroom, with a bath and a separate shower enclosure, serves the remaining bedrooms.

Externally, Hafren House continues to impress. The frontage provides parking for several vehicles in addition to a substantial double garage with an electric door and useful lofted storage. To the rear, the gardens are particularly private and thoughtfully arranged, with patio seating areas, established planting and various zones to enjoy the sun throughout the day. A range of powered outbuildings, including former stables and a greenhouse, offer excellent versatility for workshop space, hobbies or further storage. In addition, a detached garden office provides an ideal work-from-home environment, neatly separated from the main house.

Hafren House presents a rare opportunity to acquire a spacious and adaptable home in a highly desirable village setting, perfectly placed for access to Halesworth, the surrounding countryside and the Suffolk coast.

Agents notes...

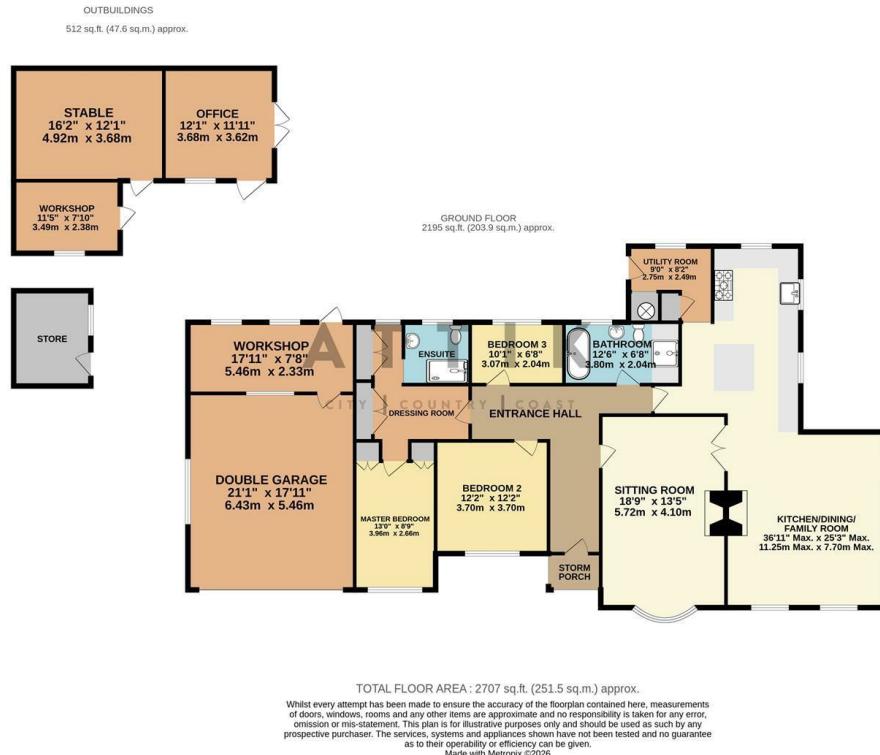
A pre-recorded walkaround tour is available for this property



Local Authority
East Suffolk

Council Tax Band
E

Directions



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



Agents Note: 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/tenants are advised to recheck the measurements

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