



Blyford, Suffolk

Offers In Excess Of £650,000

- Meticulously Renovated Four Bedroom Detached Home
- Triple Aspect Living Room with a Wood Burner & Bifolds to Terrace
- Driveway with Ample Off Road Parking
- Set on a Substantial Plot with Wrap Around Sun Terrace To Rear
- Four Double Bedrooms with Three Ensuites
- Convenient Location with Easy Access to Southwold, Halesworth and A12
- Modern Kitchen with Formal Dining Area with Further Doors to Terrace
- Principal Room with Balcony Terrace, Ensuite with Three Piece Suite

Southwold Road, Blyford

Blyford is a picturesque village nestled in the heart of Suffolk, England, known for its timeless charm and tranquil countryside setting. Surrounded by gently rolling fields and ancient woodlands, Blyford offers a peaceful escape from modern life while maintaining close ties to nearby market towns like Halesworth and Southwold. The village is home to the historic Holy Trinity Church, with its distinctive thatched roof and centuries-old architecture, adding to the area's rustic appeal. With its quiet lanes, traditional cottages, and a welcoming pub at its center, Blyford embodies the essence of rural English life



Council Tax Band: F



DESCRIPTION

A truly exceptional four-bedroom detached residence in the sought-after village of Blyford, set on a substantial and beautifully maintained plot, offering a rare combination of elegant interiors, versatile living space, and outstanding indoor-outdoor flow. At the heart of the home is a stunning triple-aspect living room, flooded with natural light and centred around a feature wood burner, creating a warm and inviting focal point. Bi-fold and French doors open seamlessly onto a spectacular sun terrace, perfectly positioned to overlook the rear gardens and provide an ideal setting for entertaining or relaxing in all seasons. The contemporary kitchen/breakfast room is superbly appointed with integrated appliances and granite work surfaces, flowing effortlessly into the formal dining room, which also benefits from patio doors leading directly onto the terrace. A practical utility room, downstairs W.C., and a well-designed boot room with access to the rear garden complete the ground floor accommodation. To the front of the property, a further reception room offers excellent flexibility as a snug, home office, or games room. Upstairs, the property continues to impress with four generous double bedrooms. Three benefit from stylish en-suite facilities, including the principal suite, which enjoys bi-fold doors opening onto a private balcony with beautiful views over the rear garden. The principal bedroom also features a modern en-suite shower room, providing a luxurious private retreat. The elegant family bathroom is finished to a high specification, featuring a three-piece suite with a roll-top bath, twin basins, and striking vaulted ceilings, enhancing the sense of space and character. Comfort and efficiency are at the forefront of the home, with ground source heating and underfloor heating throughout the ground floor. Externally, the rear garden is predominantly laid to lawn with a raised seating area directly off the terrace, ideal for outdoor dining and relaxation. Side access provides further convenience. To the front, a generous driveway offers ample off-road parking. A beautifully appointed home where attention to detail, style, and comfort combine to create outstanding modern living.

LIVING AREAS

The living accommodation has been thoughtfully designed to deliver both elegance and versatility, perfectly suited to modern family living and entertaining. At its centre is a superb triple-aspect living room, filled with natural light throughout the day and anchored by a striking wood burner, creating a warm and inviting focal point. This impressive space seamlessly blends indoor and outdoor living, with both bi-fold and French doors opening directly onto the spectacular sun terrace. From here, the eye is drawn across the beautifully maintained rear gardens, offering a tranquil and picturesque backdrop ideal for relaxation or entertaining guests. Complementing the main living space is a further versatile reception room positioned to the front of the property. This additional room provides excellent flexibility and can be adapted to suit a variety of needs, whether as a cosy snug, a dedicated home office, or a vibrant games room. Its position at the front of the home ensures a peaceful and private setting, ideal for quiet retreat or focused work away from the main living areas. Together, these reception spaces create a highly adaptable and well-balanced layout, combining open, light-filled family living with more intimate and functional areas, all finished to a high standard and designed to enhance comfort and everyday enjoyment.

KITCHEN, DINING & UTILITY

The kitchen, dining and utility spaces form a beautifully connected and highly practical heart of the home, designed with both everyday living and entertaining in mind. The kitchen/breakfast room is stylishly appointed, featuring a range of integrated appliances and elegant granite work surfaces, combining quality finishes with a timeless design. Thoughtfully laid out to maximise both functionality and sociable cooking, it provides an inviting space for informal dining and family gatherings. Flowing seamlessly from the kitchen is the dining room, creating an effortless transition between cooking and entertaining. This elegant space benefits from patio doors opening directly onto the rear sun terrace, allowing meals to be enjoyed indoors or alfresco with ease and providing a wonderful connection to the garden beyond. The utility room is positioned conveniently off the main kitchen area, offering excellent additional storage and laundry facilities, keeping the principal living spaces uncluttered. It enhances the practicality of the home and provides direct access routes that support day-to-day family life. Together, these spaces combine style and functionality, forming a well-planned and cohesive living environment that is perfectly suited to modern lifestyles.

BEDROOMS

The first floor offers four generously proportioned double bedrooms, each thoughtfully designed to provide comfort, style, and versatility. The principal bedroom is a true highlight, offering a luxurious retreat with bi-fold doors opening directly onto a private balcony that overlooks the rear garden, creating a wonderful sense of space and connection to the outdoors. This serene outlook provides the perfect setting to relax and enjoy the views in complete privacy. Three of the four bedrooms benefit from stylish en-suite facilities, enhancing convenience and privacy for family members and guests alike. Each bedroom is beautifully appointed, with a calm and inviting atmosphere, ideal for rest and relaxation. The remaining double bedroom offers excellent flexibility and can easily be adapted to suit a range of needs, whether as a guest suite, nursery, or dedicated home office, depending on requirements. Overall, the bedroom accommodation is spacious, well-balanced, and designed to accommodate modern family living with ease, while maintaining a sense of luxury throughout.

BATHROOMS

The home benefits from a well-considered collection of bathrooms, each finished to a high standard and designed to combine contemporary style with everyday comfort. The principal bedroom enjoys a modern en-suite shower room, offering a private and well-appointed space with sleek fittings and a refined finish, perfectly complementing the luxury of the main suite. In addition, two further bedrooms are served by their own stylish en-suite facilities, providing excellent convenience and privacy for family members or visiting guests. Each has been thoughtfully designed with quality fixtures and a cohesive, modern aesthetic that continues throughout the home. The family bathroom is particularly impressive, featuring a three-piece suite centred around a beautiful roll-top bath, twin basins, and vaulted ceilings that enhance the sense of space and character. This elegant room offers a relaxing and indulgent environment, ideal for unwinding at the end of the day. Together, the bathrooms are both

practical and luxurious, carefully designed to meet the needs of modern family life while maintaining a consistent sense of quality and style throughout the property.

OUTSIDE AREA

The outside spaces are a standout feature of the property, thoughtfully designed to maximise both relaxation and enjoyment of the surroundings. To the rear, the property enjoys a substantial and beautifully maintained garden, predominantly laid to lawn, creating an open and tranquil setting ideal for family life and outdoor recreation. A striking raised seating area sits directly off the impressive sun terrace, providing a perfect vantage point for entertaining or simply enjoying the outlook across the garden. The terrace itself forms a natural extension of the indoor living space, enhancing the seamless flow between inside and out and offering an exceptional area for al fresco dining and social gatherings. Further access to the rear garden is conveniently available via the side of the property, adding practicality to the overall layout. To the front, a generous driveway provides ample off-road parking, ensuring ease and convenience for multiple vehicles. The frontage is well-proportioned and enhances the home's impressive curb appeal while maintaining a welcoming approach. Overall, the exterior of the property perfectly complements the interior accommodation, combining space, functionality, and beautifully considered areas for both relaxation and everyday living.

VIEWING ARRANGEMENTS

Please contact Flick & Son, 23A, New Market, Beccles, NR34 9HD for an appointment to view. Email: beccles@flickandson.co.uk
Tel: 01502 442889

FIXTURES & FITTINGS

TENURE

Freehold

OUTGOINGS

Council Tax Band F

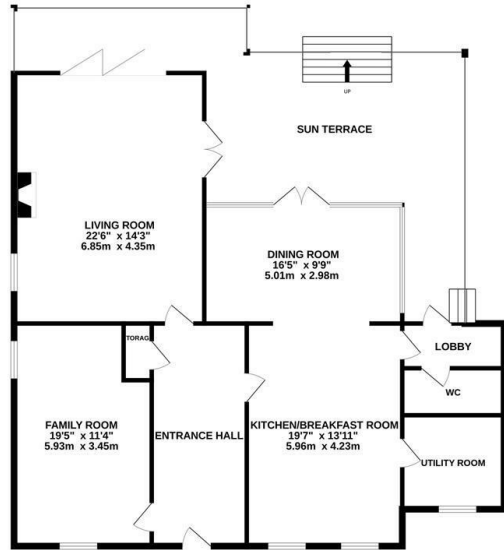
SERVICES

Ground source heating, and underfloor heating throughout the ground floor

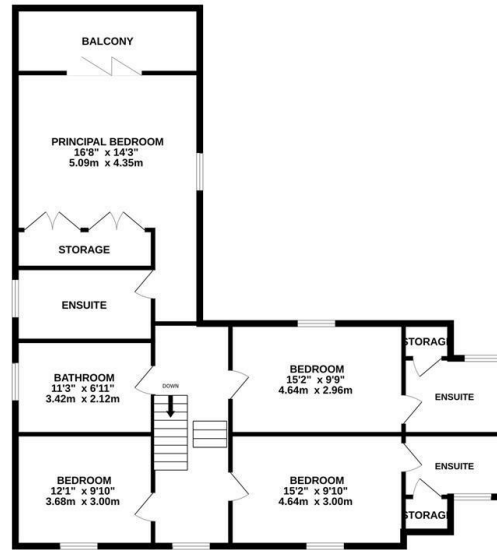




GROUND FLOOR
1302 sq.ft. (121.0 sq.m.) approx.

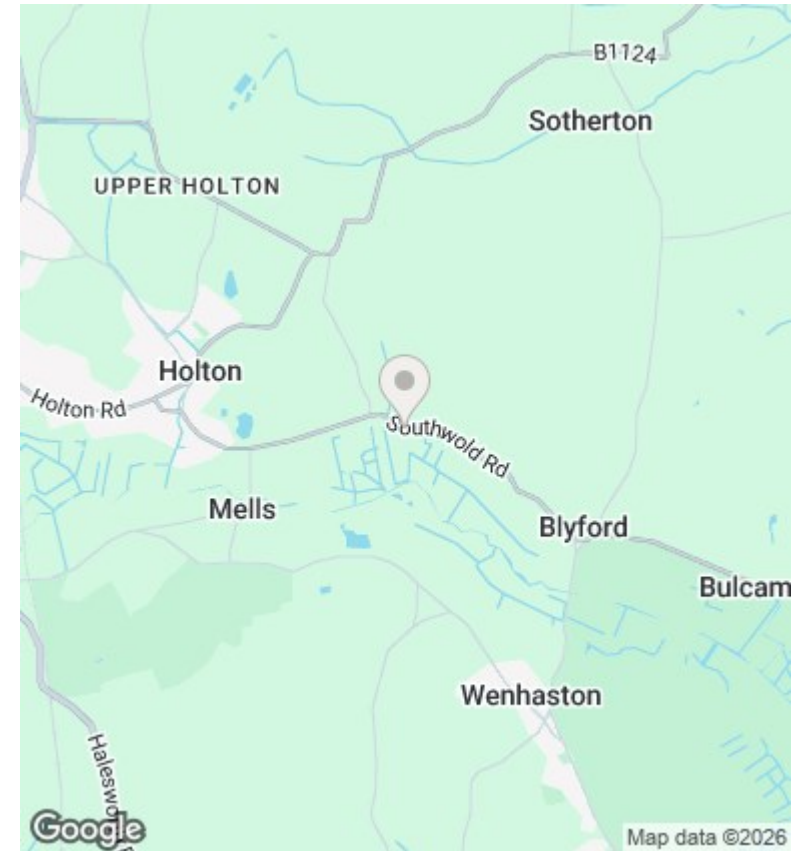


1ST FLOOR
1018 sq.ft. (94.6 sq.m.) approx.



TOTAL FLOOR AREA: 2321 sq.ft. (215.6 sq.m.) approx.

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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Conveyancing, Surveys & Financial Services

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Floorplans

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	84	89
(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	

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com