



4, ANGEL LANE
BLYTHBURGH, HALESWORTH, IP19 9LU



A Substantial Detached Residence with Exceptional Estuary Views

An impressive and unusually spacious detached home, set in an enviable position in Blythburgh, Suffolk, with far-reaching views towards the Southwold skyline and across the Blyth Estuary. Offering approximately 3,452 sq ft of flexible accommodation in the principal house, supplemented with a large detached double garage, a separate summer house with fully fitted kitchen and beautifully established gardens, this is a remarkable property offering exceptional versatility for family life, entertaining and working from home.

Approached via a generous private driveway, the property immediately conveys a sense of space and privacy. The substantial detached double garage provides excellent garaging and storage, while the attractive principal house combines traditional character with a contemporary level of finish.

The accommodation is arranged over two floors and has been thoughtfully designed to provide both impressive entertaining spaces and comfortable private accommodation. On the ground

floor, there is a reception entrance hallway, a particularly large drawing/living room with notable feature fireplace, a separate dining room, well-appointed handmade kitchen with two walk-in pantry's, study/office space and utility facilities, creating a wonderfully flexible layout for modern family living. The ground floor is completed with a shower room, and personal lift to the first floor, ideal for future proofing.

The first floor provides four bedrooms, including an impressive principal bedroom suite having generous proportions allowing for a relaxed seating area to take in the wide reaching views and benefits from his and hers en-suite facilities and lift access, creating a luxurious private retreat. The second bedroom benefits from an ensuite shower room and beautiful views of the estuary and beyond. The remaining 2 bedrooms are served by an additional shower room, making the house ideally suited to family occupation and accommodating guests.



Set within the gardens is a large detached summer house, extending to approximately 222 sq ft, which incorporates a fully fitted kitchen and is positioned to maximise the breathtaking views. This versatile space could provide an excellent entertaining area, guest accommodation, home office, studio or private retreat. Other outbuildings include a greenhouse with water and electric connections and a log store.

The gardens are a major attraction, with an ornamental pond, established lawns and borders extending towards the open countryside and offering wonderful uninterrupted views towards the Southwold skyline and across the Blyth estuary. The outlook gives the property an exceptional sense of space and connection with the surrounding Suffolk landscape. The summerhouse has a wrap around slabbed patio whilst the main

house benefits from a large decked entertaining space leading from the properties main reception rooms creating a wonderful setting for outdoor entertaining and relaxation.

Perfectly positioned in the heart of the village, the property is within easy reach of the local public house and village amenities. The A12 provides excellent connections to the Suffolk Heritage Coast, including the popular seaside town of Southwold and the picturesque village of Walberswick, while also offering convenient access further afield.

TENURE-

freehold

SERVICES

Mains are connected. Oil central heating. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

LOCAL AUTHORITY

East Suffolk Council. Band F

VIEWINGS

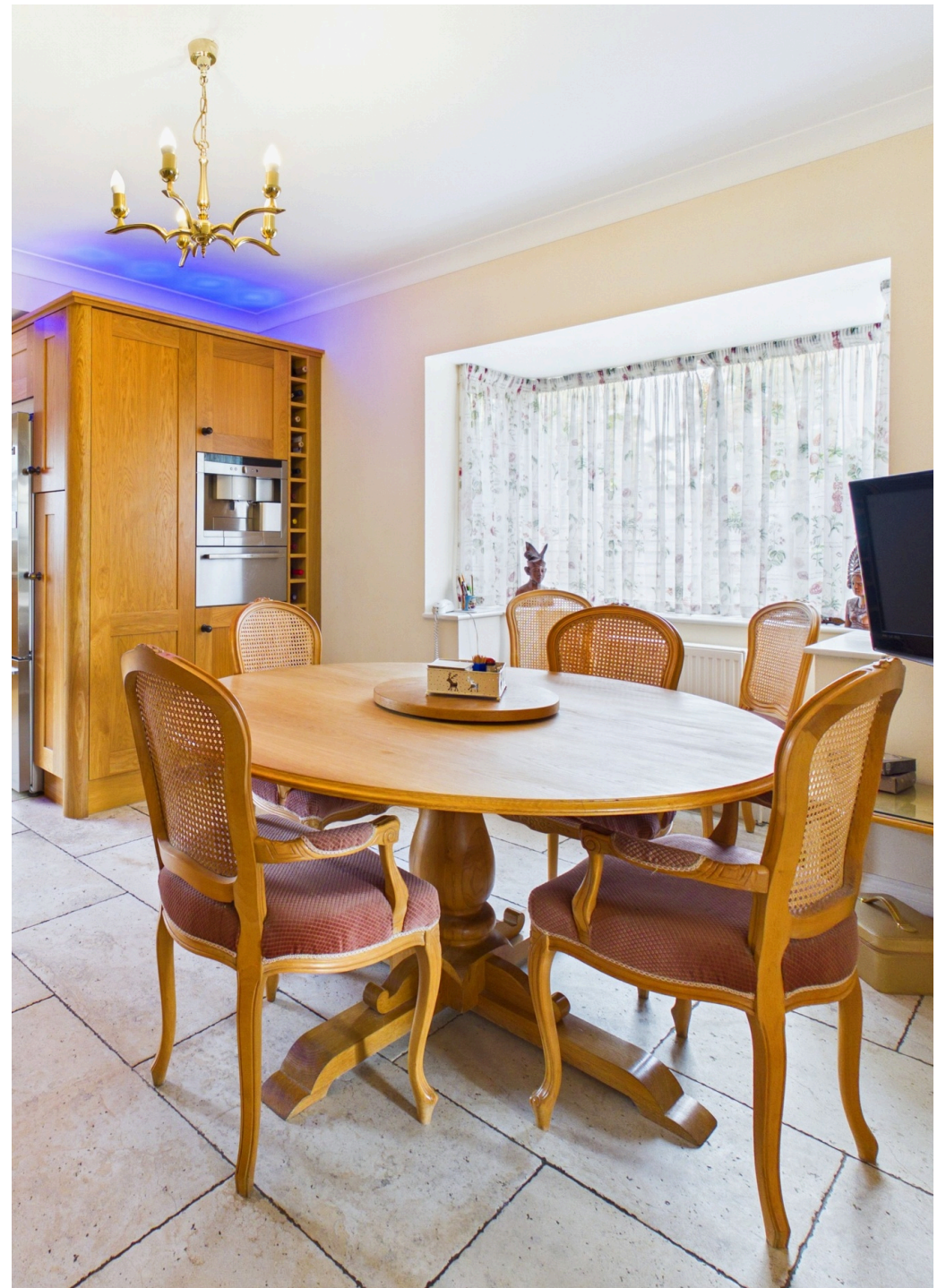
Strictly by appointment with the agent's Southwold Office.





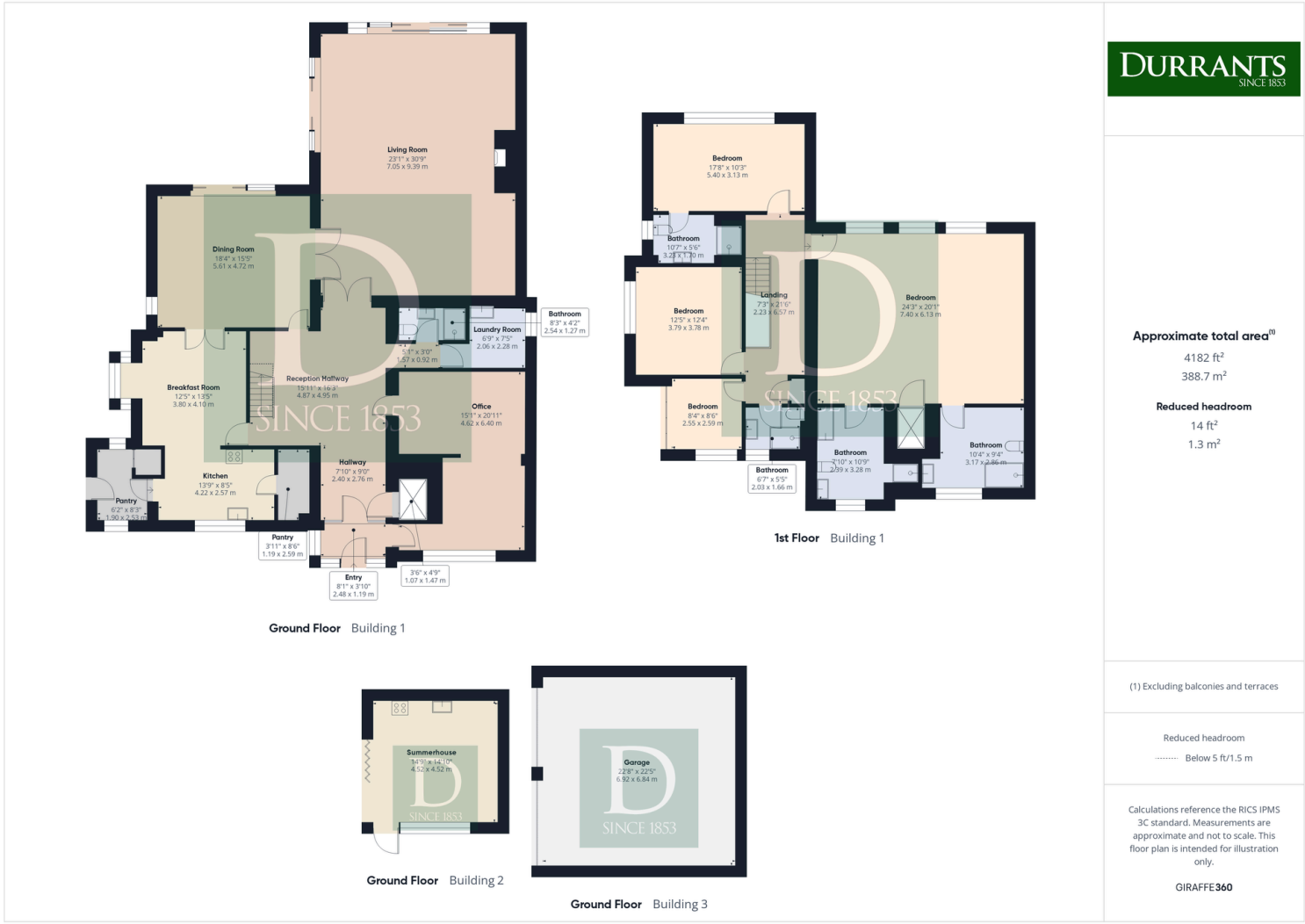












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CONTACT US

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