



North Paddock House
Priory Lane | Darsham | Suffolk | IP17 3QD

COAST AND COUNTRYSIDE



“In a beautiful setting, open fields front and behind, this modern home is a wonderful find. Attractive from first glimpse, there’s a sense of quality throughout and the appeal of the space is never in doubt. For family and friends, there’s room here for all, a place to make memories and to have fun. Just in from the coast with walks to explore, the village on the doorstep – this is the one!”



KEY FEATURES

- A substantial Modern Detached Family Home with Additional Annexe Accommodation
- Five Bedrooms in Total including the Annexe
- Principal Bedroom with En-Suite Shower Room; Guest Bedroom with En-Suite Shower Room
- Two Further Bedrooms with a Family Bath/Shower Room
- Three Reception Rooms
- Kitchen Breakfast Room with Separate Utility and Downstairs WC
- The Annexe consists of an Open Plan Sitting Room/Kitchen and En-Suite Bedroom
- The Garden is around 0.5 of an acre with Field Views
- Gated Driveway with Triple Garage
- The Accommodation extends to 4.949sq.ft inc Garage
- Energy Rating: B

Sitting in half an acre of gardens, with a triple garage and annexe too, this recently-built home has so much space both inside and out. Exquisitely finished with a high-specification throughout, it's a place that has plenty of charm, a lovely open feel and offers privacy too. You can be part of the village community, head out for walks on the beach every day, explore the farm shop, dine at the pub – there's so much to do in this location.

All-Round Impressive

Set back from the road, the entrance framed by trees, this is a most attractive property. Built in 2018, the owners purchased their home early on in the build and were able to have a great deal of input into the interior. The result is a tasteful and beautifully finished home with lovely materials and attention to detail throughout. The ground floor has underfloor heating and there are oak floors throughout many of the rooms, while the kitchen is handmade by Debenvale.

Beautifully Designed

The layout is part open plan, giving the ground floor a wonderfully light and airy feel, with doors out onto the garden from several of the rooms. The kitchen has bifold doors onto a terrace and has a central island for those social gatherings or as a place for family to gather at the start and end of the day. The useful utility room has a door onto the triple garage. There's a formal dining room, again with double doors onto the garden, and an open plan double reception room with central chimneybreast housing a double-fronted log burner. This is





KEY FEATURES

a fabulous room – part is a snug and has a nice cosy feel, while the main sitting room is an incredibly generous size and has three sets of doors onto the garden, so the light pours in. The owners love to gather their extended family here whenever possible and enjoy having plenty of room to accommodate everyone. This is a great place for parties and social occasions, and would also be perfect for a large family, with space for everyone to spread out and do their own thing, as well as room to spend time together very comfortably.

A Sense Of Space

Upstairs there are four double bedrooms, all with built-in storage and two with en-suite shower rooms. The other bedrooms share a spacious and luxurious family bathroom with feature freestanding bath and a separate shower. The bedrooms benefit from gorgeous views out over the fields to each side. This impressive home also has a well-proportioned annexe, with its own entrance. There's an open-plan reception with French doors and a kitchen area, while on the first floor, you'll find a generously-sized bedroom and adjoining shower room.

A Secluded Suntrap

The garden wraps around the house, with plenty of parking on the courtyard-style driveway. The main areas of terracing and lawn are found to the east and south, so you get the best of the sun all day. It starts to the rear, then the left hand side of the house gets the last of it, so it's perfect if you enjoy spending time in the sunshine. It's private and secluded out here but you'll have to share your space with the wildlife. The owners have seen many different birds, including two owls that visit regularly, plus deer galore over the years.

So Much To See

All this and we haven't talked about one of the biggest draws here – the area. The house sits on the edge of a lively village with a popular pub, farm shop, modern and well-used village hall and more. There's even a station for travel up to Lowestoft or down to Ipswich, from where you can get the train onwards to London, so it's very do-able for work meetings. You have lots of lovely countryside around, with many walks to explore, and you're less than five miles from the glorious Suffolk Heritage coast, so you can stroll along the beach every day if you so choose.

















THE ANNEXE















INFORMATION

On The Doorstep

Darsham is conveniently situated half-way between Ipswich and Lowestoft, astride the A12 road. The garage, now primarily a petrol station, has a café and a well stocked shop, there is also a farm shop with cafe, a hand made tile manufactory, a public house, a pottery, a builder and a bakers with bakery school attached. Public transport is provided by rail, with Darsham Railway Station being on the Ipswich to Lowestoft line, and a bus service to Saxmundham & Leiston, with another on the Southwold- Halesworth-Aldeburgh route. Local children attend primary school at Yoxford or Middleton, and the high school at Leiston. There are health centres at Saxmundham and Halesworth, and another at Leiston, whose Doctors hold a local surgery at Yoxford three times a week.

How Far Is It To?

Darsham is situated 6.5 miles from the quintessentially English seaside town of Southwold on the Suffolk Heritage Coast, with its independent shops, bars and restaurants. The market town of Halesworth is approximately 6.5 miles drive away and benefits from a train station with links to London Liverpool Street via Ipswich. The town of Ipswich is 27 miles drive to the south.

Directions

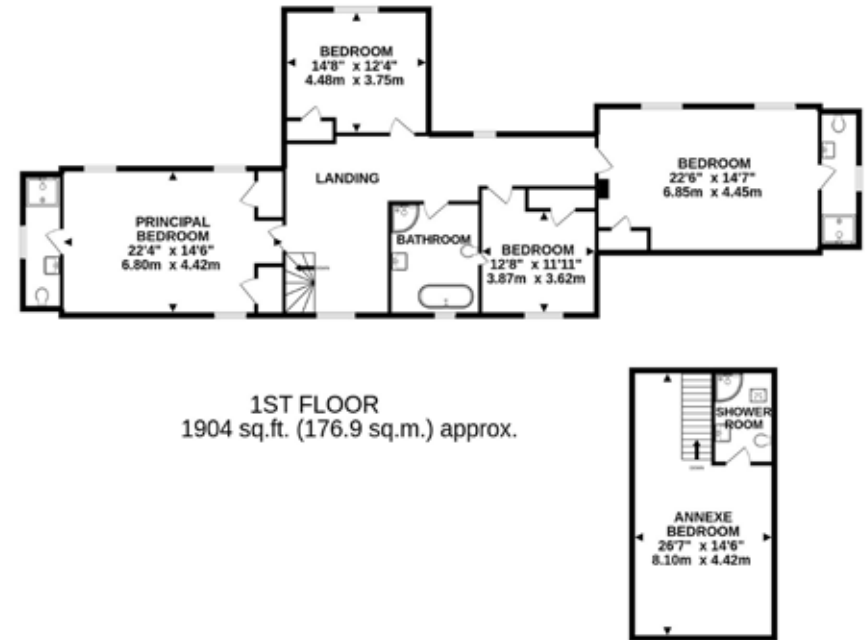
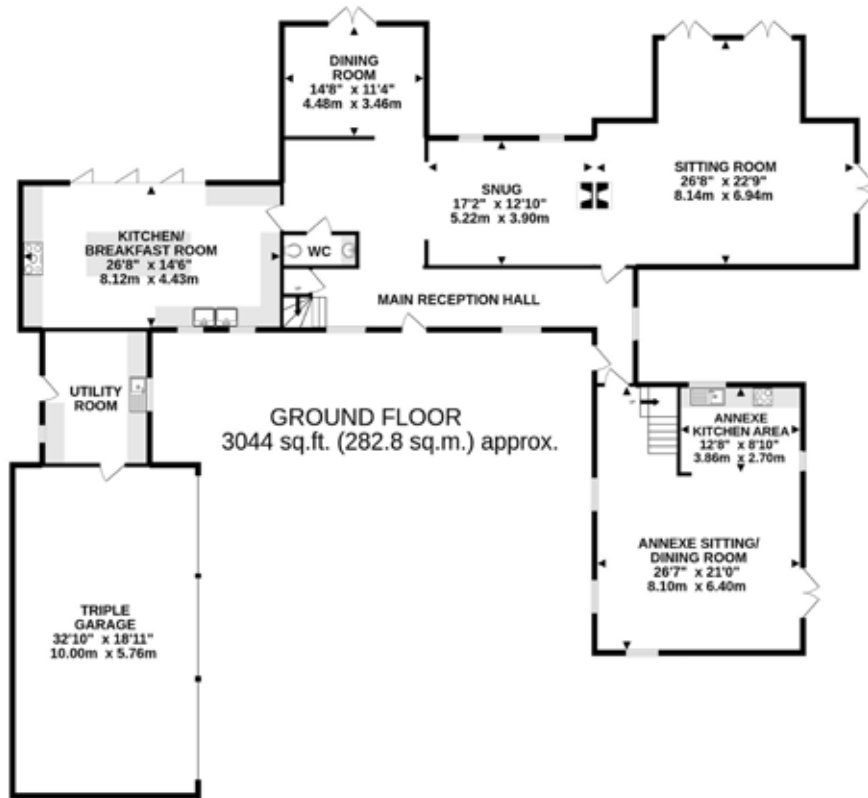
From Beccles, take the A145 London Road until you reach Blythburgh. Turn right onto the A12 and continue along this road until you reach Darsham. After the Magpies Bakery, take the second turn on your left onto The Street. Then turn left on to Priory Lane and the property will be found on the right hand side.

What Three Words Location - riders.agency.price

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint this property's exact location.

Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage
East Suffolk Council – Council Tax Band F
Freehold



FLOOR AREA - HOUSE (INC. GARAGE) : 3999 sq. ft. (371 sq. m.) approx.
 FLOOR AREA - ANNEXE : 950 sq. ft. (88.7 sq. m.) approx.
 TOTAL FLOOR AREA : 4949 sq.ft. (459.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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, Scotland & Wales			
EU Directive 2002/91/EC			



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