



Moorside
Blythburgh Road | Westleton | Suffolk | IP17 3AS

FINE & COUNTRY

MAKING MEMORIES



“This is a place to put down roots, set in the heart of a highly desirable village with plenty of amenities. Close to the glorious Suffolk heritage coast, the home offers all the advantages of the area but with the added bonus of a vibrant and friendly community. The house has been beautifully maintained, as has the garden, and there’s an annexe too, with potential for additional income.”



KEY FEATURES

- A beautifully presented Detached House, located in the Desirable Village of Westleton
- Five Double Bedrooms: Family Bathroom
- The Principal Bedroom benefits from an En-Suite Shower Room
- Large Kitchen/Breakfast Room with Separate Utility and WC
- Three Reception Rooms; Conservatory
- Fully Self-Contained Two Bedroom Annexe with Excellent Holiday Let Potential
- Beautiful Landscaped Gardens with Patio Area
- Walking Distance to Village Shop and Pubs
- The Accommodation extends to 2,876sq.ft
- Energy Rating: D for House and Annexe

Where to start? Everything about this property is sure to appeal, from the attractive frontage and setting to the mature landscaped gardens and spacious accommodation. Homes in the village here are always in demand (with good reason!) yet rarely become available, so this is an opportunity not to be missed.

Built To Last

Built in 1990, this property has only come onto the market twice previously. The owners fell in love with it straight away when they saw it and made an offer immediately. At the time, they didn't know the village, so didn't realise quite how much they had fallen on their feet making this their home. The previous owner was artistic and the house was beautifully presented, so the current owners have continued to upgrade and improve it and today it's a home both stylish and practical with no work to do.

A Warm Welcome

The house makes a great first impression as you step into a large, bright hallway, setting the tone for what's to come. There's a generous study on one side and cloakroom to the other, with doors to the kitchen and dining room ahead. The kitchen is a lovely room with a dual aspect, looking out over the garden, plus room for a breakfast table. It's open to the utility room, which has access out onto the patio. The dining room has double doors onto the conservatory – and it's this that's the owners' favourite part of the property, allowing them to make the most of all the hard work they've put into landscaping the garden.





KEY FEATURES

The generously proportioned sitting room also has doors onto the conservatory, so there's an easy flow around this part of the house that works particularly well for entertaining. The conservatory has room for both seating and dining and it's warm enough to use throughout much of the year. Upstairs, the master suite has a degree of separation from the other bedrooms, making it very private. There are three further double bedrooms and a smaller room that's currently a dressing area.

Appealing Outside

The annexe is surprisingly spacious, having a large sitting room on the ground floor, leading to the kitchen, plus a bedroom suite. Upstairs, you'll find another bedroom and shower room. This annexe is perfect for guests coming up for the weekend, for visiting family or to rent out as a holiday let. It would also make a super business premises if you work from home. The annexe has its own outside space at the front, which means you can choose to protect your privacy in the garden if you choose to let the annexe. Equally, you can share the garden, with access to the annexe from the front and back. The owners have enjoyed landscaping and spend as much time as they can outside, relaxing in this secluded spot. While you have the security of neighbours around, it's quiet here and the village playing field and park opposite make for a nice green outlook from the two front bedrooms.

Coast And Countryside

Westleton is a popular village, due in part to its proximity to the coast, but also to the friendly nature of the community. The village hall and foyer host most of the events around here and the foyer is open most mornings for coffee, so you can drop in whenever suits and get to know your neighbours. There are fitness classes, an art group, a hairdresser and chiropodist visiting regularly, monthly film nights, summer open gardens, as well as a wildflower festival and so much more. The village has a Post Office and shop with a tearoom, a highly-regarded pub, a hotel with bar, two bookshops, a garage – it's very well served indeed. When you want to get out in the countryside, take a walk down the road to the heath, or a little way further to Dunwich or the nature reserve at Minsmere.





















A photograph of a brick building with a gabled roof and a circular window, featuring a garden with a table and chairs. The building is made of red brick and has a white door and windows. The garden is paved and has a wooden fence. There are various plants and flowers in the garden, including a large green bush on the left and a flowering tree on the right. The sky is blue with some clouds.

THE ANNEXE







INFORMATION



On The Doorstep

Westleton is conveniently situated half-way between Ipswich and Lowestoft, near the A12 road. The village consists of two local pubs and a village shop. You have Dunwich beach within a 5 minute drive and Minsmere Nature Reserve also very close by to enjoy. Snape Maltings is only a 20 minute drive. Public transport is provided by rail, with Darsham Railway Station, 3 miles away, being on the Ipswich to Lowestoft line. 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?

Westleton is situated 9 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 7.5 miles drive away and benefits from a train station with links to London Liverpool Street via Ipswich. The city of Norwich is 30 miles to the north, while the town of Ipswich is a 26 mile drive to the south.

Directions

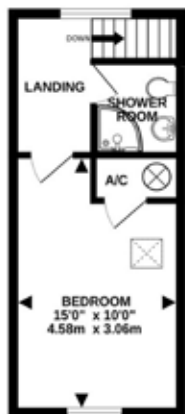
From Beccles, take the A145 London Road until you reach Blythburgh. Turn right onto the A12, then left onto the B1125 and stay on this road, which takes you directly into Westleton. The property is on the right hand side just after the playing fields on the left.

What Three Words Location

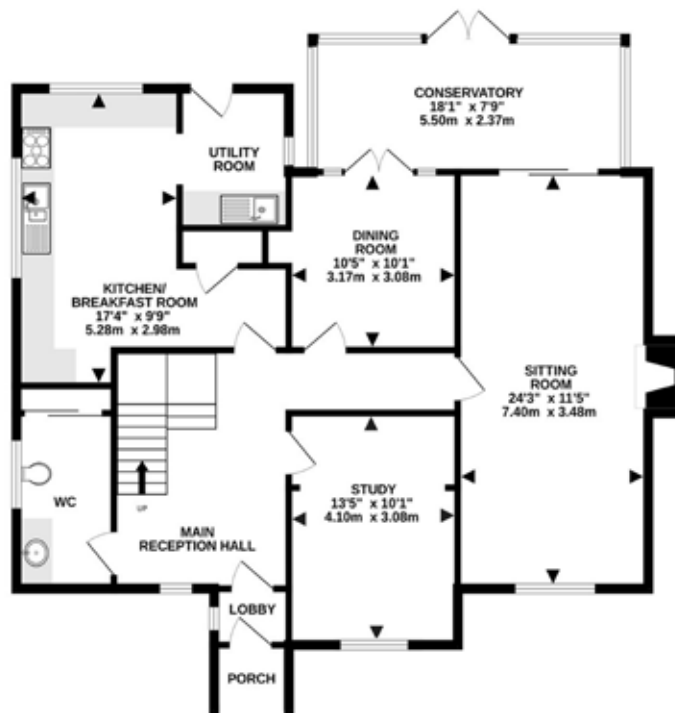
Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [departure.sparrows.describes](#)

Services, District Council and Tenure

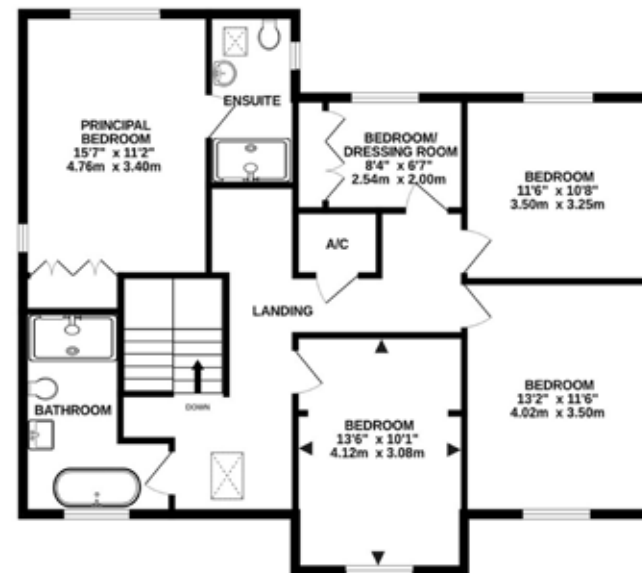
Oil Central Heating, Mains Water, Mains Drainage
East Suffolk Council – Council Tax Band F
Freehold



ANNEXE 1ST FLOOR
228 sq.ft. (21.2 sq.m.) approx.

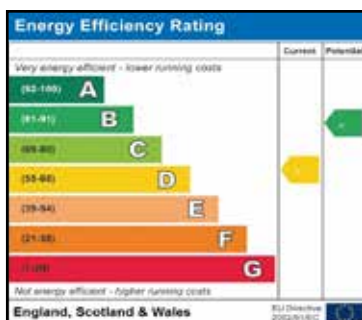


ANNEXE GROUND FLOOR
328 sq.ft. (30.3 sq.m.) approx.



1ST FLOOR
380 sq.ft. (35.1 sq.m.) approx.

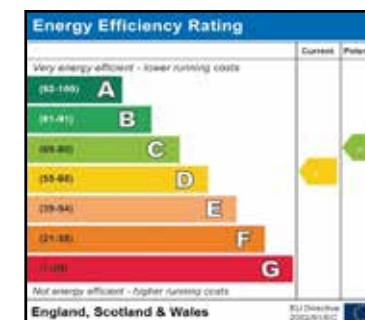
EPC - ANNEXE



FLOOR AREA - HOUSE : 2242 sq.ft. (208.2 sq.m.) approx.
 FLOOR AREA - ANNEXE : 634 sq.ft. (58.8 sq.m.) approx.
 TOTAL FLOOR AREA : 2876 sq.ft. (267.2 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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EPC - MAIN HOUSE



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



FINE & COUNTRY

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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THE FINE & COUNTRY
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