



'FAMILY HOME IN POPULAR VILLAGE'
Little Bealings, Woodbridge, Suffolk | IP13 6LW

WELCOME



This beautifully appointed four-bed-two-bath home is situated in one Suffolk's most sought-after villages, in the stunning Fynn Valley not far from Woodbridge. Sitting well back from the road in grounds of just under half an acre, the property also comes with a substantial three-room chalet in the garden – perfect for guests or for working from home.







- Enviably Position
- Very Popular Village - Close To The Well Regarded Village Primary School
- Set Well Back From The Road
- Around 0.45 Acre - (STMS)
- Four Comfortable Bedrooms
- Family Bathroom And En Suite
- Sitting Room With Views Of The Garden
- Dining Room And Study
- Modern Fitted Kitchen
- Double Timber Garage and Garden Room With Power Connected

What now looks like a large modern family home was in fact once a much smaller cottage built sometime in the 1940s. Two wings were added in the late 90s, both two stories high, and the result is this wonderful, substantial home, built in classic English style – red brick and render under pantiles, pitched roofs with eyebrow windows and pretty white bargeboards at the gable ends. It's not only a very handsome home, but it also sits in a generous plot which, being largely south- and west-facing, is bathed in light all day long.

Inside, the house is bright and fresh with clean lines. Pale colours and recessed lighting increase the sense of space while cottage doors in natural wood add warmth and a touch of rusticity.

The 22-foot-long sitting room, double-aspect with south-facing French windows to the garden as well as a window to the front, has ample space for a variety of layouts. A brick fireplace with pretty herringbone hearth houses a stove, providing a cosy focus in cooler months.



* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









This chimney is shared with the adjacent dining room where a delightful old-fashioned stove sits on the brick hearth. This is a light and airy room and is connected to both the hall and the sitting room next door. Another set of French doors leads to the garden.

The kitchen – and indeed both bathrooms – are less than five years old. There’s plenty of room here for a family to cook and eat, or to entertain guests. Cream-coloured Shaker-style units run around two elevations with a long stretch of countertops offering plenty of prep space. With practical stone flooring, ample storage and work areas, and a stunning wide Rangemaster stove, this kitchen will do all that’s asked of it – with ease.

On concrete foundations, and constructed from 40 mm thick timbers, its roof – and that of the double garage - has recently been re-laid with long-lasting aluminium shingles. There are many options here. The current owner enjoys working from this space, with the windows open to the garden and nature all around, but it has also seen use as a home cinema and a fun hangout for their teenage children and friends.

The house is set well back from the road, meaning the garden is very peaceful. Largely put to grass, it represents an enticing blank canvas, ready for a new owner to plant and landscape. A terrace wraps around the south and west corners of the house and leads to a large, sheltered area covered by a vine-covered pergola – a lovely, dappled spot for al fresco meals.

There is also a very large wood-construction double garage and an intriguing storage building. With its appealing weathered brick and clay pantile roof, it’s like a house in miniature and indeed has been a playhouse for children in the past. It would equally make a useful place in which to store garden machinery.



Upstairs, four bright and fresh double bedrooms sit partway in the roof, their semi-vaulted ceilings giving them a pleasantly enclosed feeling. Casement windows in the bedrooms look over the gardens while skylights flood the bathrooms with natural light.

After you’ve seen the house, this property has another hand to play. Be sure to check out the substantial log cabin with three rooms, a loft and a veranda.







STEP OUTSIDE

It would be hard to beat this fabulous location. Little Bealings sits in the beautiful Fynn Valley, a very popular spot for ramblers – indeed the church organises free guided walks each week. The village is home to a recently refurbished playing field with children’s area and multi-sport court, and the primary school is consistently rated “Outstanding” by Ofsted.

The popular town of Woodbridge, on the river and with boutique shops and restaurants, is just three miles away. A little further afield, Ipswich – with direct rail routes to London and Liverpool Street – is approximately a quarter of an hour.

Agents Notes

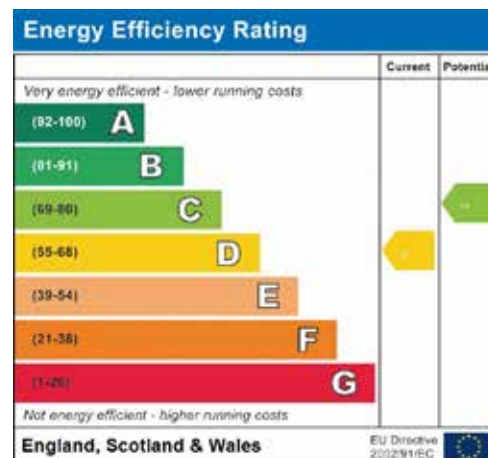
Tenure: Freehold

Local Authority: East Suffolk District Council – Band D

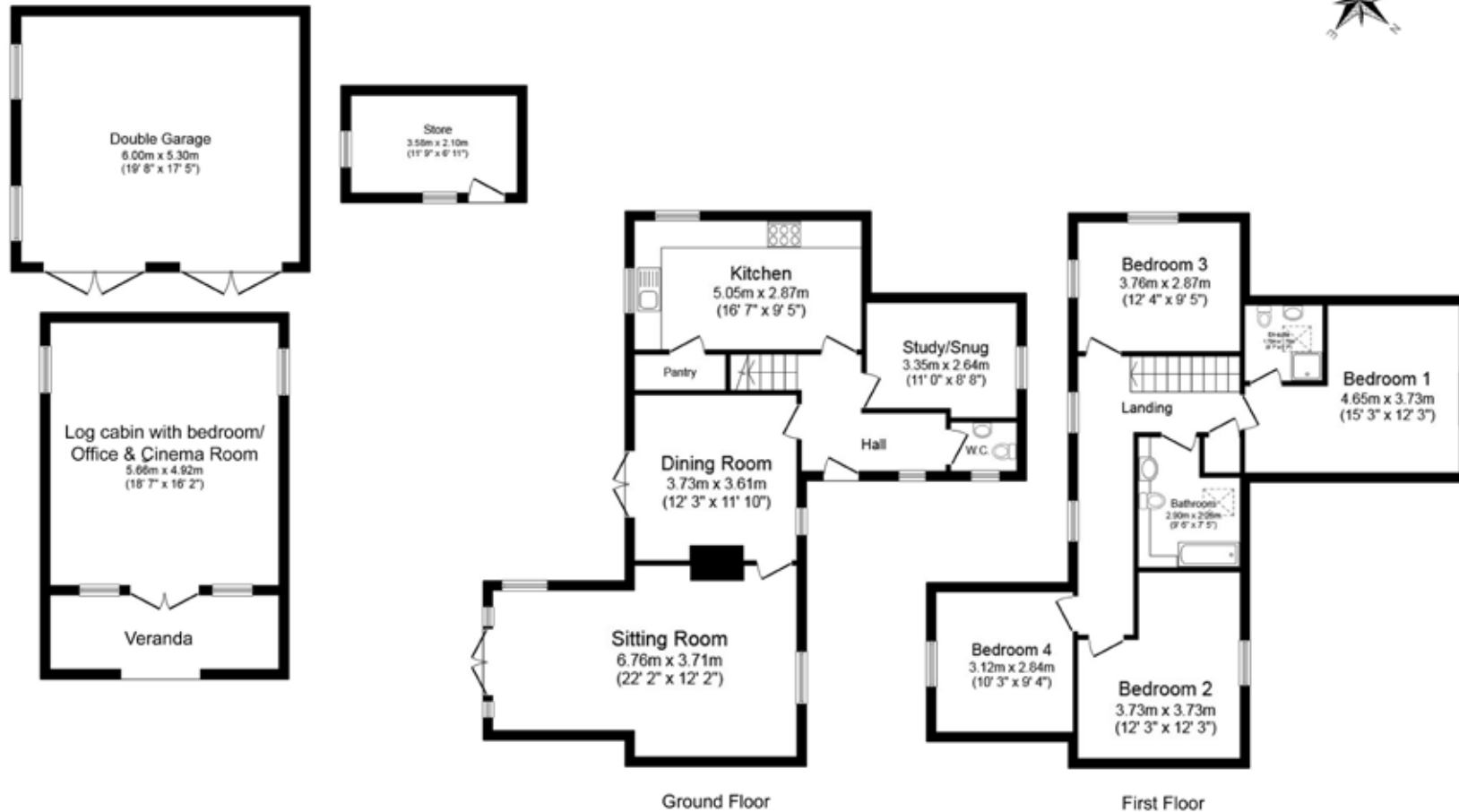
Services: Mains Water, Electricity & Drainage, OFCH.

Directions: The property can be found on Sandy Lane almost opposite the Little Bealings primary School - Sandy lane can be found as a turning off The Street.

What 3 Words Location: Every 3-metre square of the world has been given a unique combination of three words. Download the app and use the following three words to pinpoint the exact location of the property - /// baseballs.graduated.dripped



Property - DIS4382
Approx. Internal Floor Area - 1560 Sq ft / 144.9 Sqm
Approx. Internal Floor Area of Garage/Summer House & Store - 818 Sq ft / 76 Sqm



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Fine & Country Diss
3 Navire House, Mere Street, Diss, Norfolk, IP22 4AG
01379 646020 | diss@fineandcountry.com

