



Underlee Cottage  
Lound Road | Blundeston | Suffolk | NR32 5AT

# A HOME WITH REAL HEART



“You’ll receive the warmest of welcomes at this very attractive property. Beautifully finished, it’s light and spacious throughout and has a sense of openness and flexibility. Brilliant for entertaining and equally good for day-to-day life, it’s a home that has so much to offer. The peaceful and green setting is so relaxing, yet you can walk to the school, pub, shop and more, so it’s also very well positioned.”



# KEY FEATURES

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- A Beautifully Presented Detached Family Home, situated in a Superb Location in the Desirable Village of Blundeston
- Four Double Bedrooms, Study/Bedroom Five and Family Bathroom Upstairs
- Large Kitchen/Dining Room/Living Area
- Two Further Reception Rooms and Downstairs Shower Room
- Sitting in a Generous Plot of 0.3 of an acre with a Garden Room/Home Office
- Solar Panels offer a Great Income in addition to the Daytime Usage
- Off Road Parking and Detached Garage with Electric Roller Door
- The Accommodation extends to 2,216sq.ft
- Energy Rating: D

While it was the location and the garden that drew the owners here, it was the family friendly lifestyle that made this the place where they chose to raise their three children, putting down roots in this welcoming community. The attractive character cottage has been beautifully altered and extended during their years here, offering plenty of space and versatility for work, rest and play, as well as a gorgeous garden that's bathed in sunshine all day long.

## A Comfortable Blend Of Old And New

Having settled here for over 20 years, the owners have made a number of improvements to the cottage, without compromising on the character and charm that won them over. There's a new roof, electrics, heating, flooring, a two-storey extension, landscaped gardens, works on the kitchen, refitted bathrooms, additional outbuildings and more. The result is a home that successfully merges period features with the space and layout that suits modern lifestyles. It's worked well for the owners at every stage of family life, and as they now leave their much-loved home to start a new chapter, this offers an exciting opportunity for another family to enjoy everything on offer here.





# KEY FEATURES

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## A Stylish Space

On the ground floor, you have two large and bright reception rooms, one on either side of the central kitchen and dining room. Both receptions have a dual aspect, a fireplace and both have double doors to the rear garden. The owners have found it handy having these two sitting rooms as it means their children can have friends over and everyone still has their own space. The central kitchen and dining room has been opened up from two separate rooms and this works very well. It's a lovely sociable space and open to one of the sitting rooms too, so you can comfortably host a crowd here. There's also a useful shower room on the ground floor. Two staircases lead you to the bedrooms, which also adds flexibility. There are four bedrooms, a family bathroom, plus a large area currently set up as a home office and dressing room, which would work equally well as a hobby space or playroom. You have lovely views out over the fields to the rear, while to the front, there's a pond across the lane.

## Countryside And Coast

Outside, you can see there are solar panels on the roof, with an excellent tariff that increases each spring and will pass to the new owners. The garden office makes a very nice place to sit and read or relax, sheltered from the wind and enjoying the privacy of the garden. The large patio has a dining area and gets the sun from breakfast time onwards, so it's brilliant for al-fresco dining any time of the day. The owner is a keen gardener and the outside space has been designed to be attractive throughout the seasons whilst still being easy to care for. Heading out from the house and garden, you'll find there's plenty to enjoy in the village itself. There's a highly-regarded primary school, an active village hall, play area, skate park, pub, garden centre and a useful shop selling local produce, such as fresh bread and eggs. When it comes to the village community, you can do as much or as little as you like, with plenty happening for those who wish to join in, but with no pressure to do so. It's quiet and peaceful around here, but you're not far from the A47, which makes it very easy to get to Gorleston, Hopton or Lowestoft beaches. Oulton Broad is another popular local destination and the owners often head there to go out on the water in their canoe.

































# INFORMATION

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## On The Doorstep

Blundeston is a village and civil parish in the Waveney district of the English county of Suffolk. The village contains a convenience store, village hall, playing field, church, skate park, hairdressers, Blundeston CEVC primary school, and a pub, The Plough Inn.

## How Far Is It To?

Blundeston is situated to the north of the county of Suffolk. The market town of Beccles is approximately 12 miles south west and has a wide range of shops, cafes, restaurants and other facilities. The cathedral city of Norwich is 24 miles to the north west. It has a wide range of leisure & cultural amenities as well as shops, cafes and restaurants. Norwich also has direct train links to London Liverpool Street and other destinations and an International Airport.

## Directions

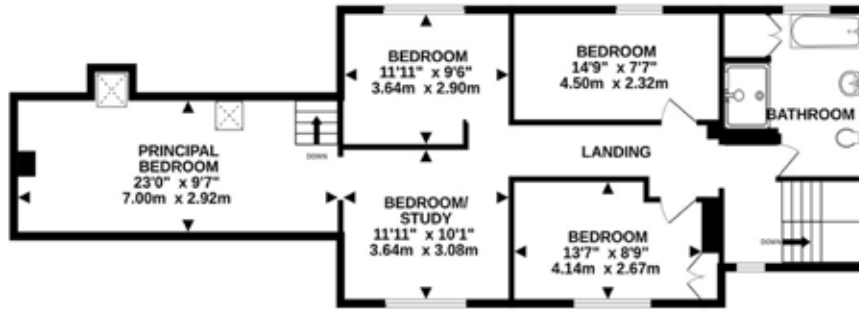
From Beccles take Northgate, Gillingham Dam and Loddon Rd to Norwich Rd/A146 in Norfolk. Turn left onto Norwich Rd/A146. At the roundabout, take the 3rd exit onto Yarmouth Rd/A143. Turn right onto Herringfleet Rd/ B1074. Continue to follow B1074 for approximately 4 miles. Turn left onto Flixton Rd and continue on this road until you Lound Road on the right hand side. Continue along this road and the property will be found on the right hand side.

## What Three Words Location

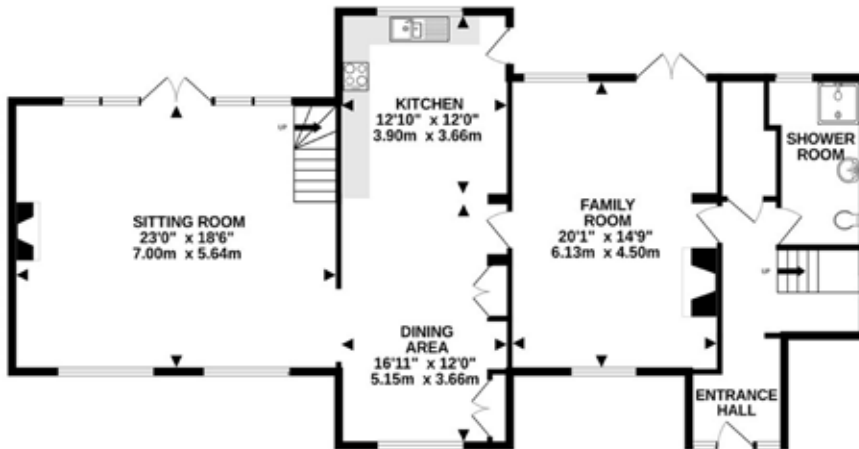
Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words...[poetry.panels.charities](https://poetry.panels.charities)

## Services, District Council and Tenure

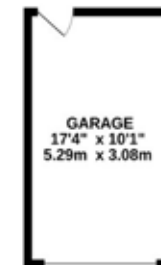
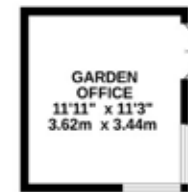
Oil Central Heating, Mains Water, Mains Drainage  
East Suffolk Council - Council Tax Band E  
Freehold



1ST FLOOR  
932 sq.ft. (86.6 sq.m.) approx.



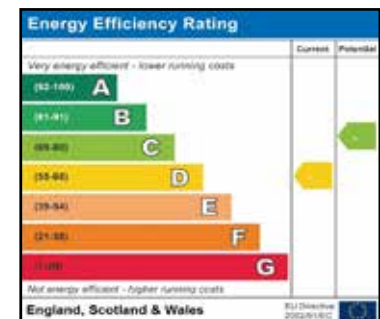
GROUND FLOOR  
1284 sq.ft. (119.3 sq.m.) approx.



OUTBUILDINGS  
432 sq.ft. (40.1 sq.m.) approx.

FLOOR AREA - HOUSE (EXC. OUTBUILDINGS) : 2216 sq.ft. (205.9 sq.m.) approx.  
TOTAL FLOOR AREA : 2648 sq.ft. (246.0 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](http://www.norfolkpropertyphotos.co.uk)  
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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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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

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Striving to relieve homelessness.

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Fine & Country Waveney  
23a New Market, Beccles, Suffolk, NR34 9HD  
01502 533383 | beccles@fineandcountry.com

