

An aerial photograph of a large residential property. In the foreground, a main house with a white facade and a brown tiled roof features a prominent bay window. To the left is a dark grey garage with a steep gabled roof. A large, well-maintained green lawn occupies the middle ground, bordered by a wooden fence. In the background, there are more trees and a brick building with solar panels on its roof. The sky is overcast with grey clouds.

EH

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HOME



## WITHIN THE SOUND OF THE SEA

The village lies under two miles from the North Sea and popular beaches such as Gorleston-on-Sea and Gunton are nearby. The bustling port of Lowestoft is just four and a half miles to the southeast and beautiful Oulton Broad, the historical mansion Somerleyton Hall, lovely Norwich with its mix of shops and culture, Great Yarmouth Pleasure Beach and the peaceful expanses of the Norfolk Broads are all within easy reach, making this a popular part of the county for families and holidaymakers alike.





Standing near the village centre is this immaculate and much-improved detached house arranged over two floors. It was built in the mid nineteen sixties and has been extended since then. The present owner bought it in 2006, attracted by its pleasant village setting, the many amenities in Blundeston and its general location. Since moving in, she has completely renovated it and built a large two-storey annexe in 2017. A pair of gates lead from the quiet road up the drive where there is plenty of room for off-street parking. The front door leads into the large L-shaped hallway and to the right is the very large triple aspect lounge, simply flooded with natural light through the double bay windows. This room is mainly used for entertaining and makes the ideal family space at Christmas or when guests are invited. To the left is a useful study, ideal for anyone who has to work from home.

Leading off from the right of the hallway is the elegant four piece family bathroom with its statement tiling on the floor and walls, a freestanding claw foot roll top bath with shower and a large walk in shower. Next door is a ground floor double bedroom which benefits from a crisp, contemporary shower room. This is ideal for a guest suite or for an elderly person who cannot manage the stairs. At the end of the hall is the simply stunning triple aspect L-shaped kitchen and breakfast room which has been designed with an eye to practicality and beauty. With its high sheen laminate floor, glossy white cabinets, quartz worktops, large island with seating, integrated electric oven and microwave, induction hob, integrated dishwasher, fridge, freezer and wine cooler (all by Bosch) and huge amounts of storage and preparation space, it is a fantastic space for modern family living. The owner has added a pretty decked seating area outside where she spends many summer evenings enjoying the view. This room has been used to host many Christmas dinners and is ideal for entertaining. Next door, the utility room with its extra sink and cupboards completes the accommodation on this floor.



*“...the kitchen and breakfast room has been designed with an eye to practicality and beauty...”*





*“...the lounge is so spacious and flooded with natural light...”*





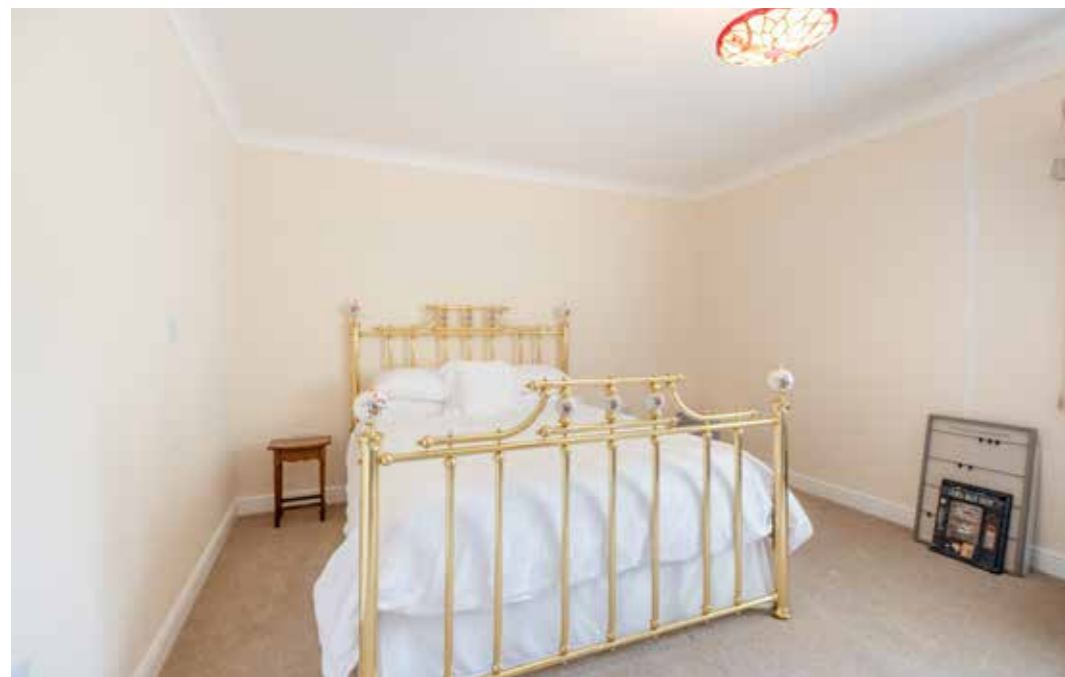


### *Charming First Floor*

The staircase leads up to the landing which is illuminated by a skylight and has charming sloping eaves. On this storey, there are three bedrooms, a three piece family bathroom and a useful store. The dual aspect principal bedroom is a good sized double with built in wardrobes and lovely views out over the garden and the surrounding countryside. The second bedroom is also large, with two windows and built in storage. The third bedroom is a small double with natural light pouring in through a skylight. It would make an ideal nursery, child's bedroom or playroom. The three piece shower room also benefits from a skylight. This floor is light, airy and spacious, a lovely layout for any family configuration.











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### *Added Value*

In addition to the main house with its versatile accommodation and crisp, light-filled interior, there is also a large two-storey annexe at right angles to the house with an attractive block paved courtyard with two large flower beds. It enjoys delightful views over the open countryside beyond. The owner built it in the style of a Suffolk Black Barn and it was originally used as a care home. If desired, it could be returned to this use as an income stream, but it would also be possible, with the correct planning permission in place, to rent it out as a party house, an Airbnb or holiday let, especially with so many popular tourist destinations on the doorstep. On the ground floor, there is a large reception room with a pair of double doors leading outside. There are four double bedrooms, each with their own en suite shower room and a pair of double doors leading outside. They are light and airy with lovely views and plenty of flexibility. There is also a small kitchen on the ground floor. Upstairs, there is a very large principal bedroom with four skylights and fitted wardrobes, a second kitchen and the sixth bedroom with two skylights. This building has so much potential and is certainly the ideal opportunity for a second income stream in a popular holiday area.

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# LOCATION

The garden of the main house is principally laid to lawn with a large and mature oak tree growing in the middle of it. It has been planted up with shrubs and perennials and has a raised bed at the end of it. If desired, a vegetable patch and fruit cage could easily be put in and there is more than enough room for play equipment and garden furniture. It is a lovely sunny garden with lots of potential. It also benefits from an open fronted summerhouse with French doors and a TV point which could be used as an outside dining room or even a home office. There is a large Tesco's two miles away and nearby Oulton Broad has a vibrant mix of cafes, restaurants and leisure activities. Lowestoft has larger shops and amenities and the coast and the Broads are on the doorstep.

On the very tip of North Suffolk just under two miles from the border with Norfolk is the village of Blundeston. Mentioned as "Dunstuna" in the Domesday Book, it was originally part of the holdings of Robert of Vaux and Count Alan of Brittany. The remains of a medieval moated site are protected as a scheduled monument and the entire area is soaked in history. These days, the village sits in a small area of land known as Lothingland. It is extremely well served with amenities, including a primary school, a Grade II listed pub, a cricket club, bowls club and village hall. The original village pound for penning stray animals is still to be seen and the disused windmill is also a striking feature. The Grade I listed parish church of St Mary the Virgin dates back to at least the twelfth century and is one of the forty or so round tower churches in Suffolk. Blundeston is famed in literary circles for being the inspiration for David Copperfield's birthplace in Dickens' eponymous novel.

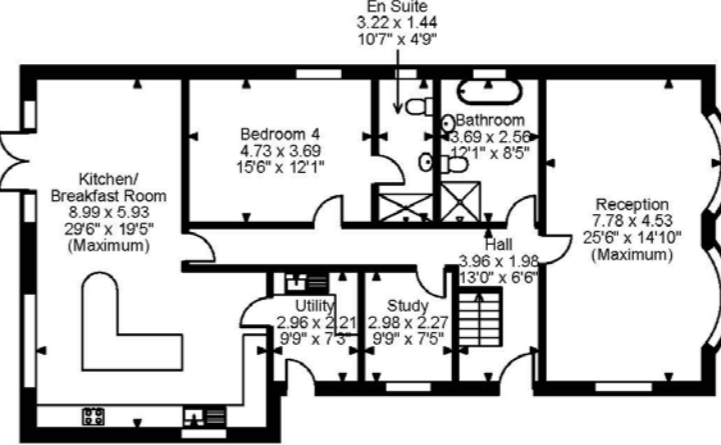
With spacious and versatile accommodation, plenty of parking, a delightful garden, good transport links and an ideal business opportunity, this house and its environs are simply full of potential.



**Approximate Gross Internal Area**  
**Main House = 2286 Sq Ft/212 Sq M**  
**Annexe = 1780 Sq Ft/165 Sq M**  
**Store = 73 Sq Ft/7 Sq M**  
**Total = 4139 Sq Ft/384 Sq M**





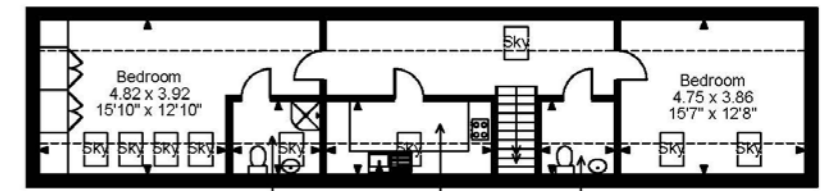
**Ground Floor**



**Annexe Ground Floor**



**First Floor**



**Annexe First Floor**



**Store**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
 ☐☐☐☐ Denotes restricted head height  
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Energy Efficiency Rating		Current	Potential
(92+)	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		71	82
Highly energy efficient - lower running costs			

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An aerial photograph of a large, modern brick house with a swimming pool and patio. The house features a prominent gabled roof with multiple skylights and a large glass-enclosed porch. The surrounding area includes a well-maintained garden with a white patio umbrella and a swimming pool. The sky is blue with light clouds.

# EH

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## EXQUISITE HOME

At Exquisite Home, we offer a refreshing approach to selling or letting exclusive homes, combining individual flair and attention with the local expertise of independent estate agents to create a strong international network, with powerful marketing capabilities. We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. Exclusive properties also require a tailored approach to marketing. Our bespoke service adopts a lifestyle approach to the promotion of your property, combined with an efficient sales process and outstanding customer service. The widespread exposure of prime residential properties is crucial.

The more prestigious a property, the smaller the number of potential buyers. Buyers of exclusive properties are generally not constrained by such influences as specific location, proximity to public transportation or local amenities. In today's market, the mobility of buyers is also greater than ever and they could come from, quite literally, anywhere- through local and regional marketing, national newspapers and magazines or; increasingly, internationally using interactive technologies, with this in mind, we have created a marketing strategy to target a suitable geo-demographic profile of potential buyers around the world.





# EXQUISITE HOME

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