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Grey Lynn, Brussels Green
Darsham, Suffolk, IP17 3RN

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ESTATE AGENTS



Built-in 2018 and individually designed by a local architect, this stunning property of over 3000sq ft has been built to an extremely high specification. Sitting in a plot of 1/3 acre overlooking open countryside, with an excellent range of garaging and workshops and set on the edge of this popular village.

Accommodation comprises:

- Spacious entrance hall
- Generous reception hall with vaulted ceiling leading into the dining room
- Garden room with bi-fold doors
- Extremely well fitted kitchen and large Utility room
- Three generous ground floor double bed rooms, master with en-suite bathroom & dressing room & further shower room
- Large 1st floor television/cinema room
- 25ft 1st floor bedroom with en-suite
- Air source heating - underfloor on the ground floor and radiators on the 1st floor
- Triple garage /workshop & further garage
- Well tendered gardens of approx, 1/3 acre
- Outstanding views over the countryside



The Property

Entering the front porch the door takes you into a light and spacious hallway with oak flooring which is fitted throughout the ground floor reception rooms. The Magnificent reception hall with it's high vaulted ceiling and deep windows and doors, overlooks open countryside to the rear. Bi-fold doors lead into a garden room at one end of the house, where you can sit and enjoy the beautiful garden. The reception hall flows into the dining room from the other side. Pocket sliding doors open into the hall and into the kitchen. The contemporary stylish kitchen with its central island is very well fitted with built-in triple ovens and many other integrated appliances. The utility room again, is very well fitted to include an integrated fridge and freezer. An oak staircase rises from the reception hall to another large reception room on the first floor, which the owners use as a television/cinema room. A further bedroom can be found, and again a very generous size which could easily be divided and provide two further rooms offers a good range of fitted wardrobes. There is also an en-suite bathroom and a useful boiler room/airing cupboard. The property is fitted with an air source heat pump which provides underfloor heating on the ground floor and radiators on the first floor, with the addition of a stylish wood burning stove and solar panels. This wonderful house is full of light with the most wonderful views and is offered in immaculate condition throughout.



Gardens and Grounds

Grey lynn is situated in quiet road on the edge of the village of Darsham edged with hedges and neat beds, a shingled front and a driveway to the side allowing parking for many vehicles. The drive continues to the double detached block and rendered, well insulated garage with an electric roller door with a room above. Further triple garaging/workshop is closeby with an attached store and w.c.,. The good sized garden is found mainly to the other side of the house with a lawn, a pond with a large sandstone terrace which also runs immediately to the rear of the property, where you can sit and enjoy the wonderful open countryside views and the sunsets. There is also is a vegetable plot, fruit trees, a summerhouse and greenhouse.

Location

The property is in the village of Darsham, just four miles from the unspoilt heritage coastline of Suffolk with the glorious beaches of Walberwick and Dunwich. Darsham also has a popular public house and a train station. The market town of Halesworth. Halesworth is six miles away and provides many independent shops, Edgar Sewter primary school, public houses, cafés, restaurants, GP surgery, vets and a supermarket.



Fixtures & Fittings

Some fixtures and fittings can be included in the sale, some may be available in addition, subject to separate negotiation.

Services

Air source heating and under floor heating & solar panels Mains water, electricity and drainage connected.

EPC Rating: B

Local Authority

East Suffolk District Council

Tax Band: E

Agents Note

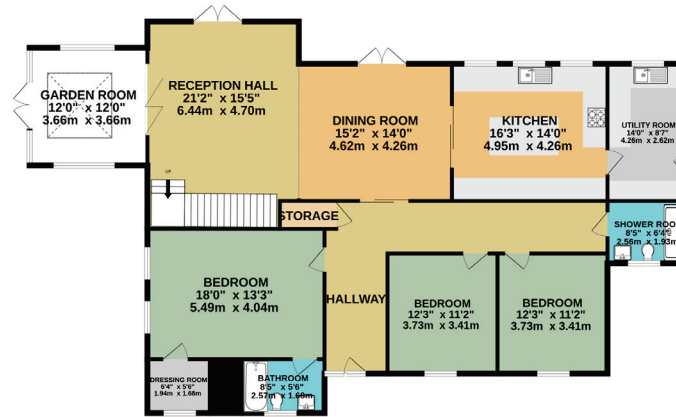
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

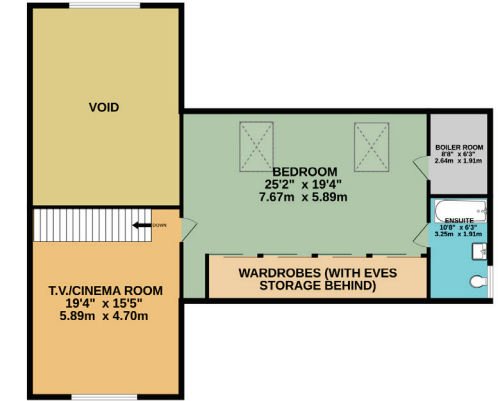
Vacant possession of the freehold will be given on completion.

Guide Price £850,000

GROUND FLOOR
1915 sq.ft. (177.9 sq.m.) approx.



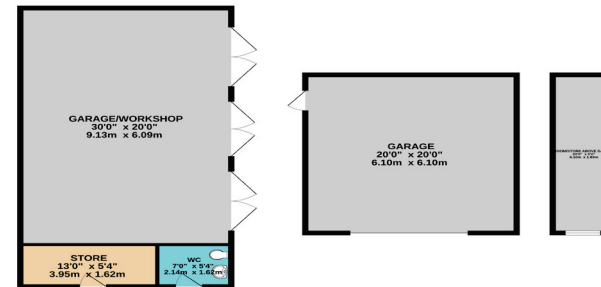
1ST FLOOR
1222 sq.ft. (113.6 sq.m.) approx.



TOTAL FLOOR AREA : 3138 sq.ft. (291.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR
1226 sq.ft. (113.9 sq.m.) approx.



TOTAL FLOOR AREA : 3226 sq.ft. (113.9 sq.m.) approx.

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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