



# MORNING FLIGHT

BLYFORD LANE, WENHASTON, IP19 9BS







Durrants are delighted to bring to you and represent this Rare opportunity of an immaculate and extended 1980's built detached bungalow, set within mature and well stocked gardens/grounds, a true wildlife haven situated within the beautiful, tranquil costal village of Wenhaston.

Stepping into the main entrance hallway, there is a built in cupboard for storage, you will also find all the reception rooms from here.

The lounge is a dual aspect room and is a cosy room complete with an open fire ready for those chilly evenings.

The conservatory boasts double opening internal doors and overlooks the rear garden and has fantastic views of not only the garden and lake but the Blythburgh valley.

The kitchen with separate dining room is a generous size, flooded with natural light! Boasting a range of wall and base units and solid granite worktops.

The kitchen has a range of integrated appliances such as a Rangemaster oven with electric hob and extractor fan, fridge/freezer and dishwasher.

Located perfectly next to the kitchen you have the utility room, which has further cupboards and space for appliances and access to the rear garden.

The family bathroom is immaculate and of a generous size complete with bath and a shower over the bath, toilet, basin, radiator.

The master bedroom overlooks the rear aspect, it is a very spacious room with a dressing area boasting high end fitted wardrobes and drawers and contained in the en-suite is a separate wet room.

Bedroom two is another double bedroom, again with a dressing area and views over the beautiful garden.

Bedroom three is currently used as a study, although this is a small double room which boasts a fitted wardrobe.

Outside, through the open entrance tarmac driveway you will find ample off road parking leading up to the attached single garage, the garage is fitted with an 'up and over' door and has electrical points.

To the side of the property there is a private road owned by Morning Flight and this provides separate access to the rear, the neighbouring properties are given access. The extensive and mature gardens have been split into lots of different areas, a beautiful patio area with a seating arrangement which is perfect for the summer evenings!

A large lake with a summer house and decked area, the lake in which is stocked with Carp and Tench fish. Alongside the lake there are two ponds, featuring plenty of wildlife. Through the pathways in the woodland you are welcomed to the Arboretum garden offering British native trees as well as various wildlife.

There is a vegetable area complete with four raised beds for fruit and vegetables and a separate greenhouse.

This garden is something very special, with a wide range of nesting birds such as Kingfishers, Woodpeckers, Barn Owls and many more rare bird species that pass through, in addition to the Water Voles which are frequent visitors of the grounds!

There are also three sheds, and a large open ended barn/workshop.





WENHASTON WITH MELLS HAMLET IS A CIVIL PARISH IN THE ENGLISH COUNTY OF SUFFOLK. WITHIN A POPULAR VILLAGE, WITH A LIVELY COMMUNITY, YOU'RE WELL SERVED FOR AMENITIES SUCH AS A LOCAL SHOP, POST OFFICE, VILLAGE HALL, TWO PUBS AND THE COAST IS NEARBY. THERE ARE SEVERAL COMMONS AND WOODS AROUND THE VILLAGE AND IT HAS MANY BEAUTIFUL WALKS. TRANSPORT LINKS HERE ARE EXCELLENT WITH THE A12 RUNNING NORTH TO LOWESTOFT AND SOUTH TO LONDON VIA COLCHESTER AND CHELMSFORD, AND REGULAR FAST SERVICES INTO LONDON LIVERPOOL STREET FROM IPSWICH, CONNECTED UP FROM THE EAST SUFFOLK LINE. THIS PROPERTY, IS SITUATED NEAR HALESWORTH. THE MARKET TOWN OF HALESWORTH IS A PRETTY TOWN WITH A WIDE RANGE OF INDEPENDENT SHOPS MAINLY SITUATED ALONG A PEDESTRIANISED THOROUGHFARE AND MARKET PLACE. THERE IS A WEEKLY MARKET ON WEDNESDAYS. THE TOWN HAS A PRIMARY SCHOOL, LIBRARY, RAILWAY STATION AND EXCELLENT BUS LINKS TO OTHER LOCAL TOWNS. NORWICH THE COUNTY CITY OF NORFOLK IS LOCATED APPROXIMATELY 24 MILES NORTH, IPSWICH THE COUNTY TOWN OF SUFFOLK IS 31 MILES SOUTH AND THE POPULAR REGENCY RESORT OF SOUTHWOLD IS ONLY 9 MILES TO THE EAST. A SIMILAR DISTANCE AWAY IS THE HERITAGE COASTLINE AND THE NATURE RESERVES OF MINSMERE AND DUNWICH. HALESWORTH HAS SO MUCH TO OFFER FROM THE HALESWORTH ARTS FESTIVAL AND NUMEROUS OTHER EVENTS AT THE CUT ARTS CENTRE, THE ANNUAL INK FESTIVAL WHICH ENCOURAGES ASPIRING WRITERS, THE LATITUDE MUSIC FESTIVAL AT HENHAM.

**SERVICES** - Mains water and electricity are connected. Heating is provided for by way of oil fired central heating, and the boiler was last serviced in May 2023. Sewage is via mains sewage. The electrical wiring was last checked in 2022. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

**LOCAL AUTHORITY:** East Suffolk Council – Tax band E

**VIEWING** - Strictly by appointment with the agent's Halesworth office. Please call 01986 872 553.

**DURRANTS BUILDING CONSULTANCY** - Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations, and project management - please contact the team directly.

**Tenure** – Freehold



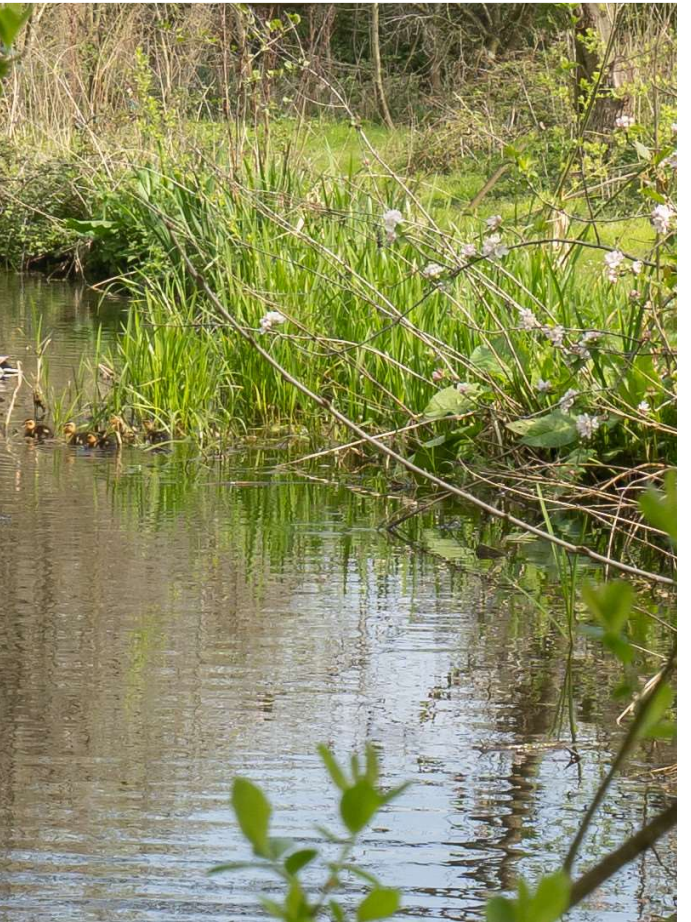
















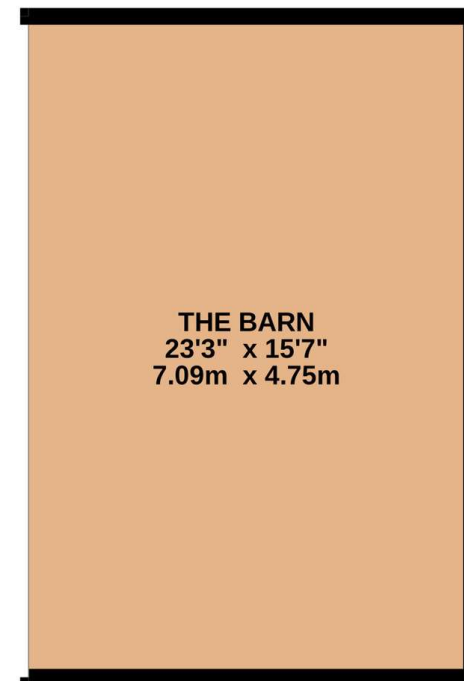
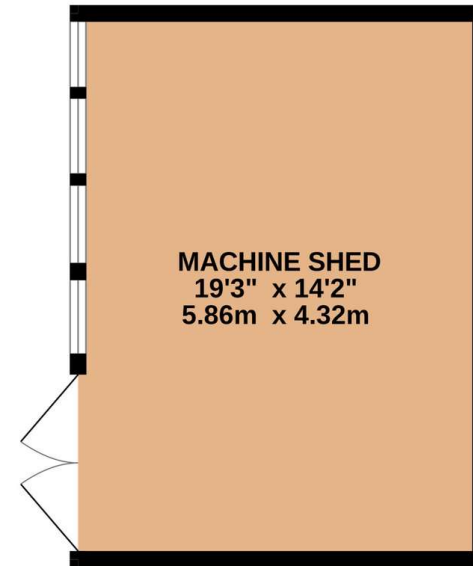
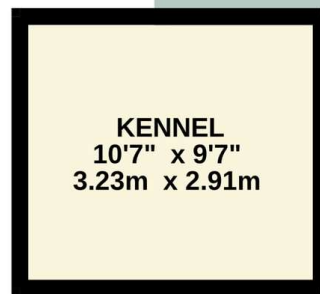
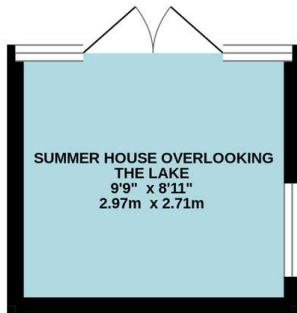














# DURRANTS

SINCE 1853

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## CONTACT US

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