

M  
M



*Carelan, Southwold Road, Blyford, Halesworth*  
Suffolk, IP19 9JR

M  
M

**MUSKER  
MCINTYRE**  
ESTATE AGENTS







This exceptionally spacious detached four bedroom family house sits on a plot of 3/4 acre (stms) and overlooks the Blyth Valley to the rear. Located just 6 miles from the coast and offered with no onward chain.

Accommodation comprises:

- Very generous entrance hallway with a cloakroom
- Large sitting room opening to a conservatory
- Well fitted kitchen leading to a breakfast/ t.v. room
- Utility room
- Dining room
- Bathroom & en-suite
- Four double bedrooms
- Double attached garage
- Large shingle driveway with plenty of parking
- Established large lawned gardens
- Oil central heating,
- Versatile accommodation with annex potential or multi family occupation
- This large family home now requires some updating



### The Property

The entrance porch opens into the very generous entrance hallway where there is a cloakroom and the stairs rise to the first floor. A door to the left gives access to the large sitting room, this room has a York stone fireplace and sliding patio doors to the conservatory, where you can sit and enjoy the wonderful views over the rear garden and countryside beyond.

Leading off the hallway is also a separate dining room, again with a York stone fireplace.

Off the hallway and to the front of the property is another reception room which is used as a t.v. room/breakfast room with an archway into the kitchen. The kitchen is fitted with a good range of cupboards and to the rear is a large utility room where the oil fired central heating boiler is housed. A door to the porch connects to the double garage which has power and light are connected. Off the large first floor landing are four double bedrooms, the master having an en-suite bathroom and there is also a further family bathroom. All rooms enjoy good views over farmland to the front and over the gardens and Blyth Valley to the rear.

This property offers very generous sized accommodation and was built for the family over 30 years ago and has been a much loved home and is now ready for some updating and refurbishment by a new owner. The property benefits from oil central heating and double glazing.







## Garden

The property is set back from the road and enclosed by laurel hedging to the front and established trees on the boundaries. The plot amounts to approximately 3/4 acre and consists of well kept lawns with flower and shrub beds to include fruit bushes and vegetable plots, with a garden shed and greenhouse. There is a raised paved patio beside the conservatory. To one side of the house is a large shingled driveway offering plenty of parking, leading to the double garage.

## Location

The village of Blyford is 3 miles from Halesworth and 6 miles from Southwold. The town of Halesworth provides many independent shops, a good range of schools, public houses, restaurants, doctors, vets and a supermarkets. Halesworth has a thriving centre of arts for the community called 'The Cut' which is used as a theatre, cinema, exhibitions and workshops. There is a train station at Halesworth with services to London Liverpool Street via Ipswich. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a fifteen minute drive away.



### Fixtures and Fittings

All fixtures and fittings are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

### Services

Oil fired central heating. Mains electric, water and drainage.

EPC Rating: tba

### Local Authority:

East Suffolk Council

Tax Band: E

Postcode: IP19 9JR

### Agents Note

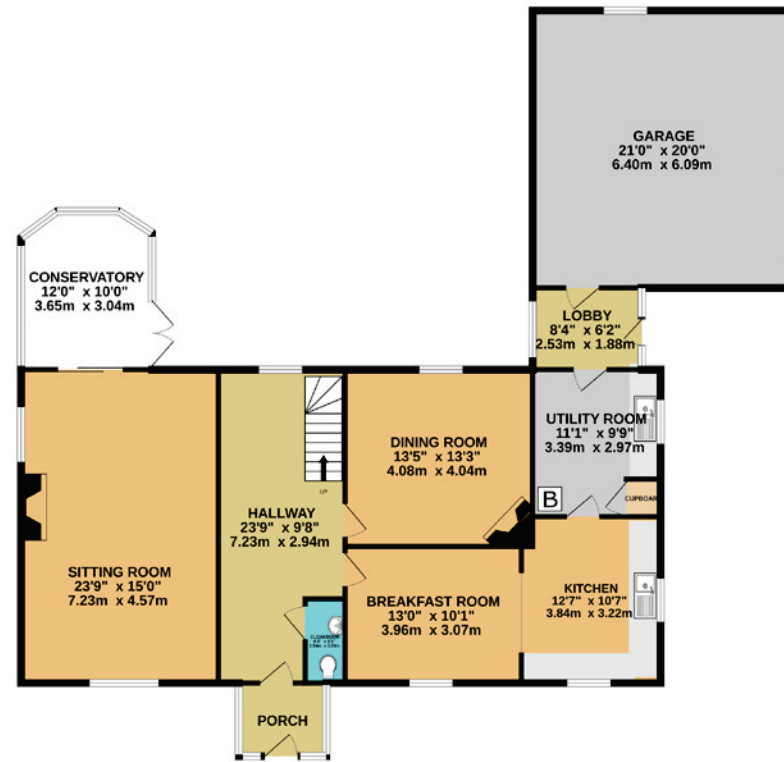
This property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

### Tenure

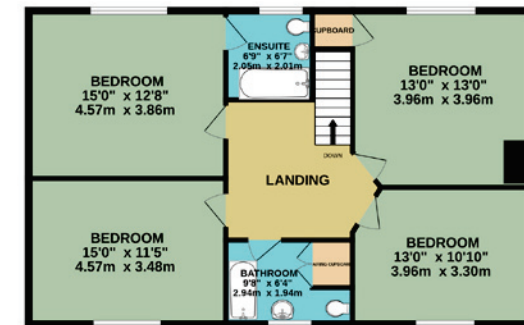
Vacant possession of the freehold will be given upon completion.

## Guide Price £595,000

GROUND FLOOR  
1758 sq.ft. (163.4 sq.m.) approx.



1ST FLOOR  
904 sq.ft. (83.9 sq.m.) approx.



TOTAL FLOOR AREA : 2662 sq.ft. (247.3 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.  
Made with MetroPix ©2024

## To arrange a viewing, please call 01986 888205

# www.muskermcintyre.co.uk

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.



Offices throughout Norfolk & Suffolk:

Bungay 01986 888160

Diss 01379 644822

Harleston 01379 882535

Loddon 01508 521110

HALESWORTH OFFICE

15A Thoroughfare

Halesworth

Suffolk

IP19 8AH

Tel. 01986 888205

halesworth@muskermcintyre.co.uk