



The Chapel  
52 Blyth View | Blythburgh | Suffolk | IP19 9LB

# HEAVEN SENT



“This former chapel is a real find, set in idyllic surroundings in a stunning rural development with spectacular rural views.

Beautifully and thoughtfully converted, it’s wonderfully spacious and light, with a private garden and a balcony in addition to 12 acres of communal gardens.

This attractive and desirable development, in a former hospital, is a rare gem, close to Halesworth and Southwold yet with a real sense of freedom and fresh air.”



# KEY FEATURES

- A Grade II Listed Former Chapel, Part of a Historic Building Dating Back to the mid 1700s, set in 12 acres of Communal Parkland Grounds
- Four Spacious Double Bedrooms – Three on the Ground Floor, with the Principal on the Second Floor
- Three En-Suite Bath/Shower Rooms plus a Separate Shower Room
- Open Plan Kitchen, Sitting and Dining Room with Private Balcony
- Access to Communal Leisure Facilities, including Indoor Heated Swimming Pool, Gym & Games Room
- Private Garden and Designated Car Park Space with Ample Visitor Parking
- Short Drive to the Attractive Seaside Town of Southwold
- The Accommodation extends to 1,925sq.ft
- Energy Rating: C

Effortlessly balancing the old and the new, this home successfully marries character features with contemporary comforts. With wide-ranging views and a private garden, plus lovely green communal grounds, the setting is secluded yet far from isolated. Communal amenities include a swimming pool, gym and games room, so it's no wonder the owner has very much enjoyed life here!

## Instant Attraction

From the moment you enter the tree-lined avenue leading to Blyth View, you know you're in for a treat! And as you approach the Grade II listed converted buildings, they more than live up to expectations. Set in 12 acres of parkland style gardens, the peace and tranquility here is a delight – a place where you can truly relax and unwind. When the owner first saw this property, formerly a chapel, she knew right away that this was 'the one'. The handsome Georgian building with vaulted beamed ceilings, fabulous arched Gothic windows and the wonderful finish found throughout what is now her home all drew her in. Each room has its own distinct charm, from the ground floor overlooking the tree blossom to the sociable, triple-aspect sitting room, where light streams in through the tall windows. There's a timeless elegance here, a blend of the character and the contemporary – and it works so well.





# KEY FEATURES

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## An Historic Home

The property was begun in 1765 and was to be the first workhouse in the county. It was part destroyed by a mob of protestors later that year, so construction work didn't finish until October 1766. Designed by Thomas Fulcher, also responsible for Stowmarket workhouse and the Assembly Room in Beccles, it was intended to house around 400 inmates but at one time was home to over 550! Whilst life here would have been hard, married couples could share a room and keep their children with them, cows were kept, so the inmates enjoyed high quality meat and cheese, and there was a shop inside selling tea and tobacco. The building was altered in 1836 in line with the Poor Law of 1834 – conditions became harsher and as a result, the able-bodied tended to leave, with most inmates being the elderly or the sick. As a result of this, the workhouse became a hospital. The owner once met a nurse who had worked here who confirmed it was a very happy place to be and the patients were well cared for during their time here. The hospital closed in 1994 and was later developed into private housing. So with this home, you own a fascinating piece of local history and you become part of its story.

## Relax And Unwind

The owner confirms it's easy to get used to the peace and contentment living here. It's a home with a holiday feel, so gentle and calm. From listening to the birdsong and the faraway lowing of cattle, to watching the swans, there's a real feeling of tranquility and time seems to stand still. Her grandchildren love to visit too, and they enjoy using the heated indoor pool, gym and games room, before walking around the meadow with the dog. With Halesworth close by in one direction, you have amenities on hand, while Southwold is just a short drive the other way. A day of crabbing, paddling in the sea, enjoying the famous pier entertainments and finishing with fish and chips or a bacon sandwich is sure to be a hit for all the generations. If you're a keen twitcher, Minsmere is just a few miles away, while the quiet lanes around here lend themselves to cycling or running if you're so inclined.











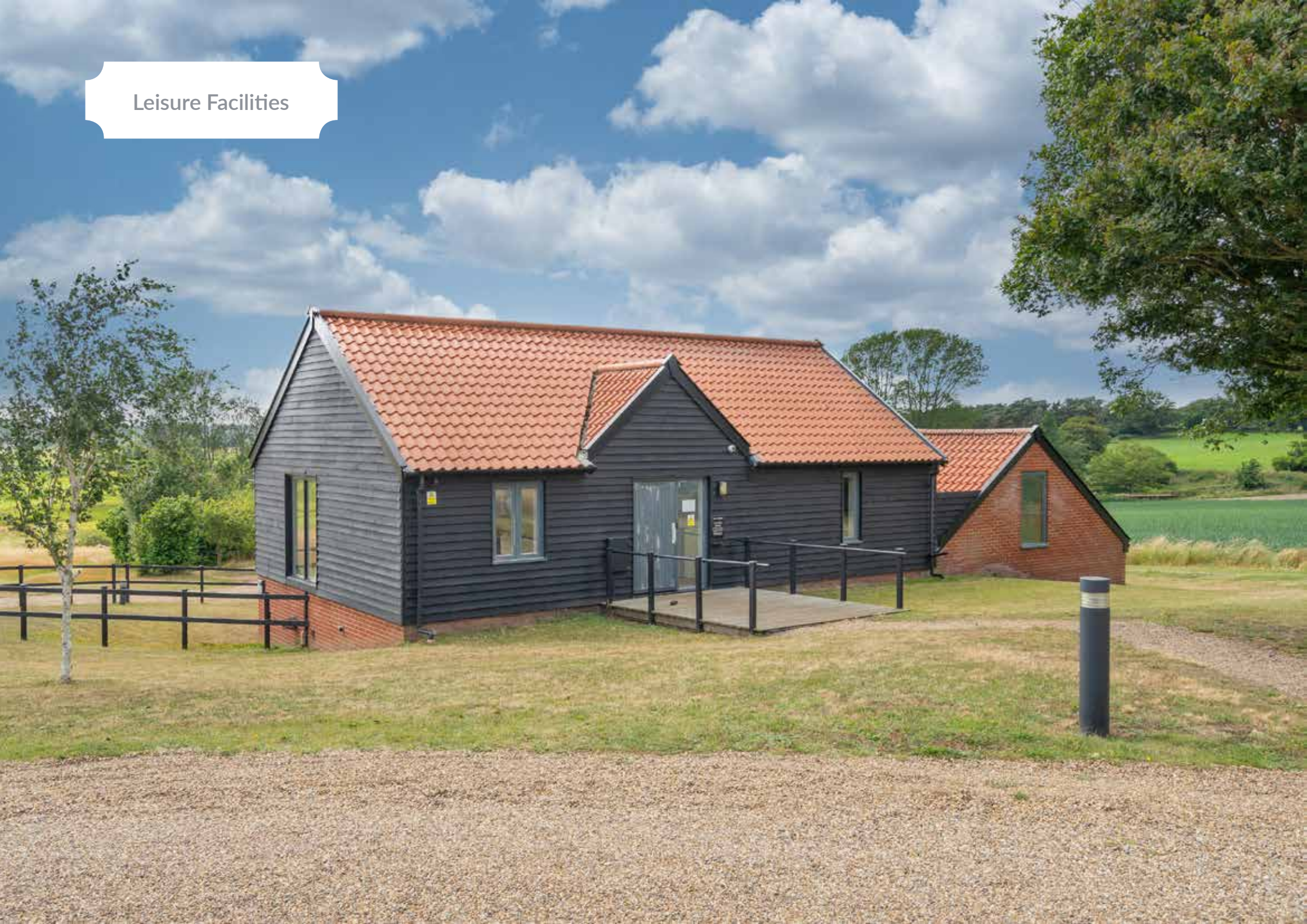








## Leisure Facilities















# INFORMATION



## On The Doorstep

The historic coastal town of Southwold and the pretty seaside village of Walberswick along the heritage coastline are a very short drive. The village of Wangford with its pubs, local shop, veterinary surgery and church is approximately 3 miles away. The surrounding area is a designated area of outstanding natural beauty and SSSI, with many opportunities for walks and cycle rides. For keen birdwatchers the renowned RSPB sanctuary at Minsmere is within a half an hour's drive and the popular and attractive seaside town of Aldeburgh is located a further 5 minutes South.

## How Far Is It To?

The quintessential English seaside town of Southwold with its popular high street, golf course and beach is approximately 5 miles away and caters for your everyday requirements. The pretty market towns of Halesworth and Beccles are approximately 8.5 and 10.5 miles away and have shops, pubs, restaurants, supermarkets and train links to London Liverpool Street via Ipswich. The vibrant cathedral city of Norwich is 28 miles north west and has a wealth of shopping centres and other leisure and cultural facilities, restaurants, clubs, boutiques and also benefits from an international airport.

## Directions - Please Scan QR Code Below

From Beccles, take the A145 London Road and follow it for approximately 10.5 miles and then turn right onto the B1123. Continue down the road for 0.5 of a mile and then turn left onto Blyth View. Follow the drive around to the left and the property is at the far side of the complex on your right hand side.

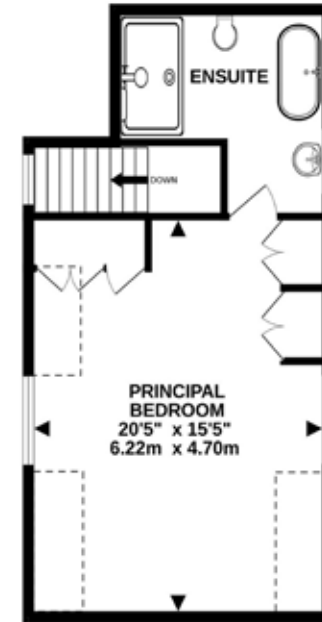
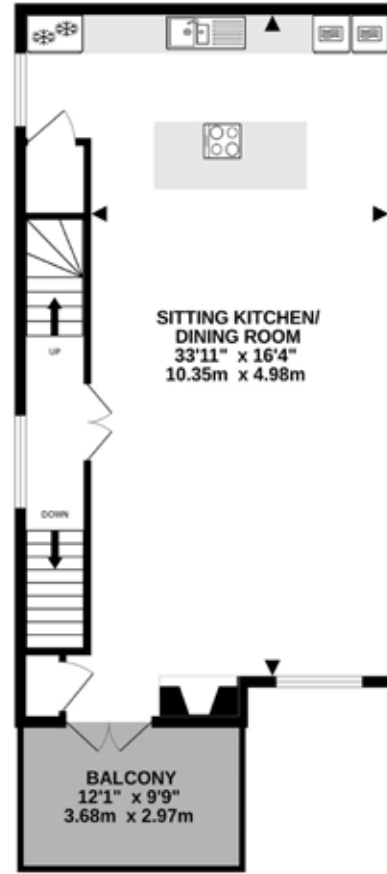
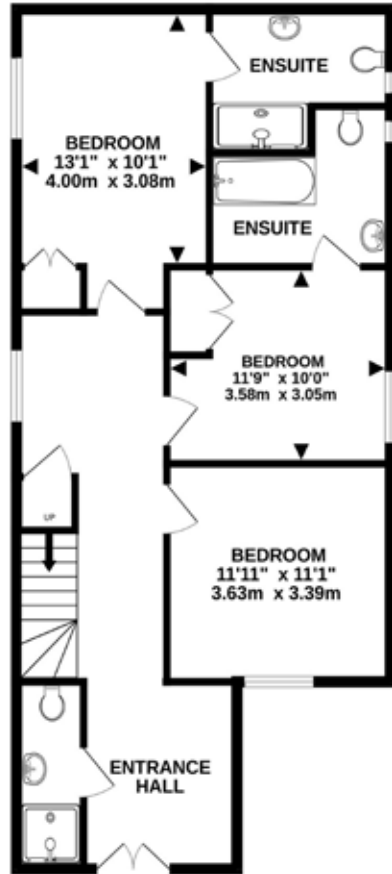
## What Three Words Location

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... [needed](#).[ulterior](#).[secondly](#)

## Services, District Council and Tenure

Gas Central Heating, Mains Water, Private Drainage System via Septic Tank  
Broadband Available - please see [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)  
Mobile Phone Reception - varies depending on network provider - please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)  
East Suffolk Council - Tax Band D  
Leasehold - 999 years from 2003  
Service Charge £5134.48 per year (Paid 6 Monthly)





TOTAL FLOOR AREA : 1925 sq.ft. (178.9 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  
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**NB: DASHED AREA DENOTES RESTRICTED HEAD HEIGHT**

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(93-100) A			96
(81-92) B		78	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
www.epc.co.uk			



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