



8 Blyth Mews  
Halesworth | Suffolk | IP19 8FB

 FINE & COUNTRY

# WELCOMING FIRST IMPRESSION



This lovely home is positioned within a well regarded setting just moments from the heart of Halesworth, an attractive red brick home that combines traditional architectural character with thoughtfully arranged modern interiors. The property benefits from driveway parking and a single garage, ensuring both convenience and valuable additional storage.



# KEY FEATURES

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- A Well Presented Modern Home situated in the Suffolk Town of Halesworth
- Four Bedrooms and Two Bath/Shower Rooms
- The Master Bedroom benefits from En-Suite Facilities
- Flexible Accommodation providing a Study or Fourth Bedroom
- Contemporary Kitchen with Separate Utility Room and Ground Floor WC
- Private South Facing Garden with Patio and Entertaining Area
- Tandem Garage providing Parking for Two Cars
- Walking Distance to Halesworth Town Centre and Train Station
- Within Easy Driving of the Heritage Coast, Southwold & Aldeburgh
- The Accommodation extends to 1,227sq.ft
- Energy Rating: C

Internally, the home is beautifully presented and offers a sensible and layout with first floor flexibility. The property offers good levels of storage and also flexible living spaces with a separate living room and a cozy sun room off the kitchen area, this allowing families to spread out to enjoy their own things.

## Living and Entertaining

The principal living room is an inviting and comfortable space, centred around a fireplace and finished in soft neutral tones that enhance natural light. The living room is well proportioned for either a quiet evenings or for larger social gatherings with friends and family. To the rear of the property, the kitchen forms the natural heart of the home. Fitted with classic cabinetry, warm wooden work surfaces and integrated appliances, it offers both style and practicality. A breakfast bar offers a more informal eating area or a space for children to do homework whilst the parents are in the kitchen. A separate utility room adds further functionality, keeping household routines discreetly organised and enhancing the overall flow of the ground floor. Beyond the kitchen, the extended sun room creates an exceptional additional reception space. With a glazed roof and surrounding windows, this room is flooded with light throughout the day and provides a seamless connection to the south facing garden. It also has a ceiling blind to provide insulation in the winter months, making this an all year round room. Whether used as a second sitting area, dining space or relaxed reading room, it enhances the versatility of the home and strengthens the relationship between indoors and out.





# KEY FEATURES

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## Spaces to Unwind, Sleep and Recharge

Upstairs, the bedroom accommodation continues to offer a comfortable and flexible approach. There are three well proportioned bedrooms along with a fourth room currently arranged as a study, offering the option of a dedicated home office or additional bedroom as required.

The master bedroom benefits from en suite facilities, an increasingly desirable feature that enhances both privacy and convenience. A separate family bathroom serves the remaining accommodation, ensuring practical day to day living. Each bedroom enjoys good natural light and thoughtful presentation, creating calm and comfortable spaces designed for rest and retreat. The layout offers clear separation between communal areas below and private accommodation above, reinforcing the home's sense of balance.

## Gardens and Outside Space

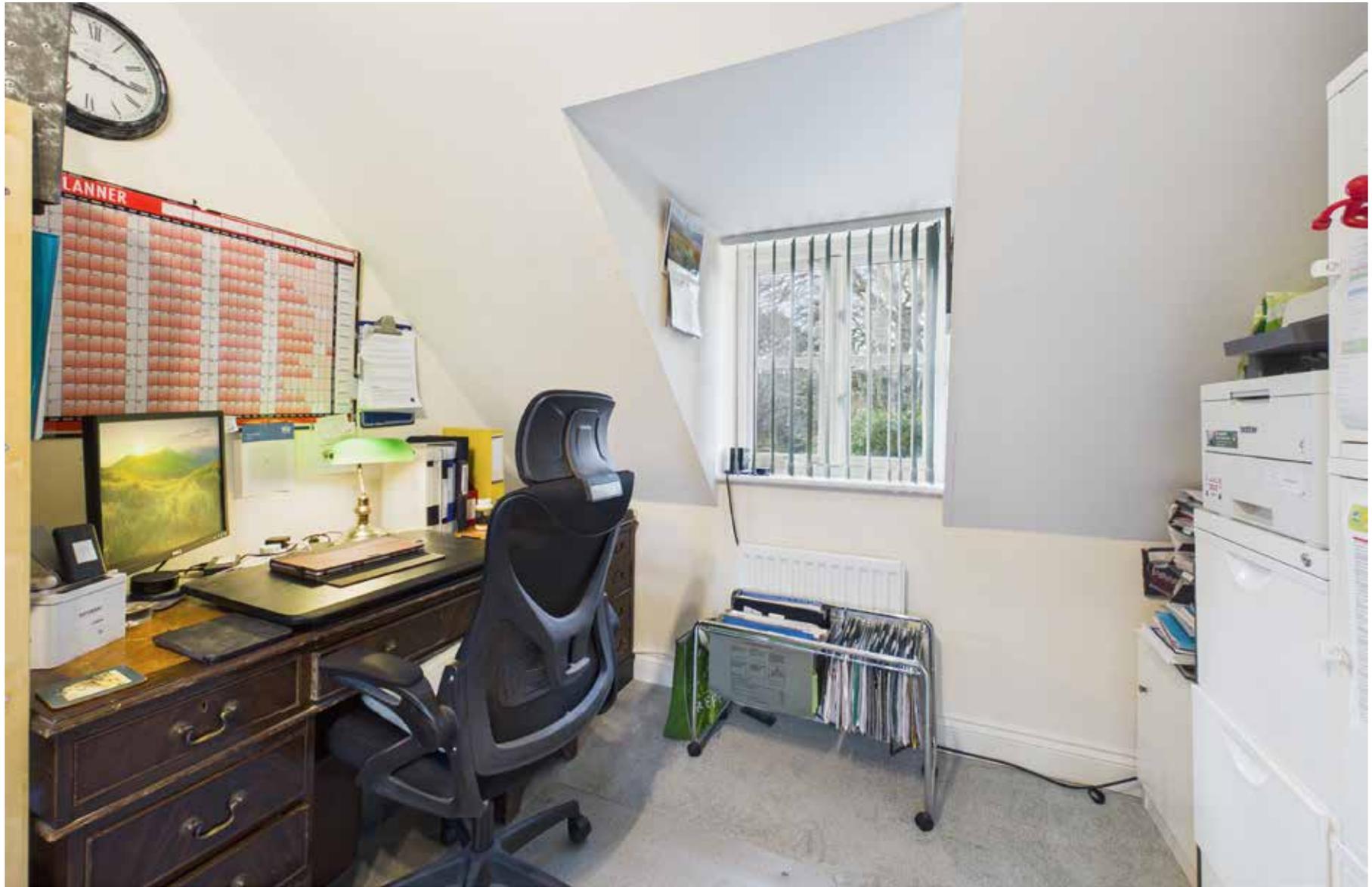
The rear garden is south facing and arranged for ease of maintenance while retaining strong lifestyle appeal. A patio area provides the ideal setting for outdoor dining, while the astro turf section offers usable green space throughout the seasons.

A covered entertaining area with bar and barbeque introduces a distinctive and sociable element, creating a natural focal point for summer gatherings and relaxed evenings with friends. The garden feels private and manageable, offering enjoyment without excessive upkeep.

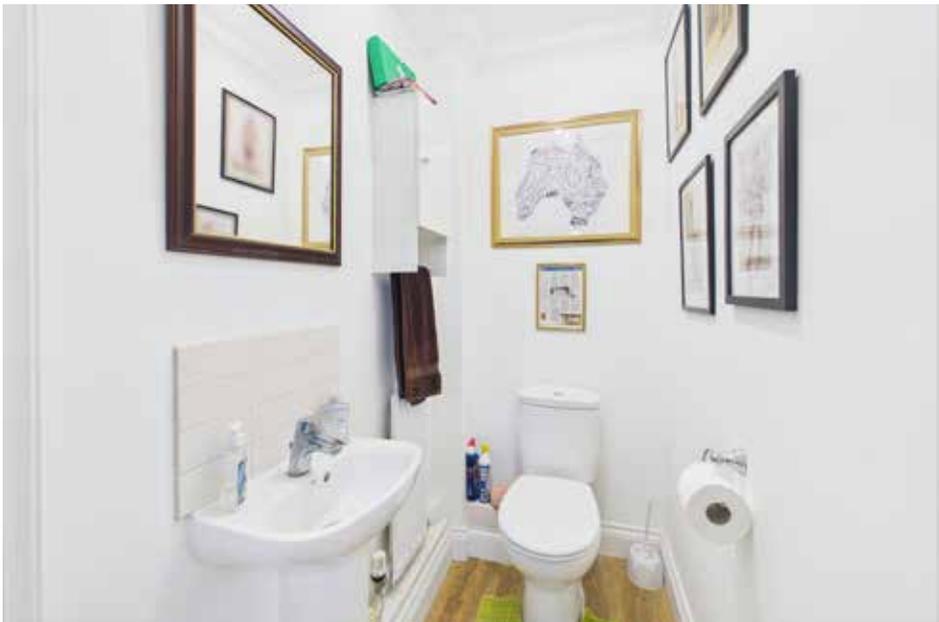
















# INFORMATION



## On The Doorstep

Halesworth is a thriving and characterful Suffolk market town, known for its independent shops, cafés, restaurants and strong sense of community. From Blyth Mews, the town centre, supermarkets and railway station are all within comfortable walking distance, enhancing everyday convenience. The Suffolk Heritage Coast, including Southwold and Aldeburgh, are all within easy reach, offering beaches, sailing and coastal walks. Norwich is also comfortably accessible for wider retail, cultural and professional amenities, making this an appealing base for both local living and regional connectivity.

## How Far Is It To?

Southwold – approximately 10 miles

Aldeburgh – approximately 18 miles

Beccles – approximately 9 miles

Norwich – approximately 25 miles

## Directions - Please Scan QR Code Below

From Beccles, follow the A145 towards Halesworth. After going through Brampton turn right onto the B1124 Halesworth Road. Continue to follow the B1124 onto Beccles Road through Holton and continue on Holton Road. Follow the road for a few miles, you will drive under the railway bridge and the property is located a few moments later after turning left onto Blyth Mews and the property is on the 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... [carbonate.showrooms.letter](https://carbonate.showrooms.letter)

## Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage

Super Fast 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)

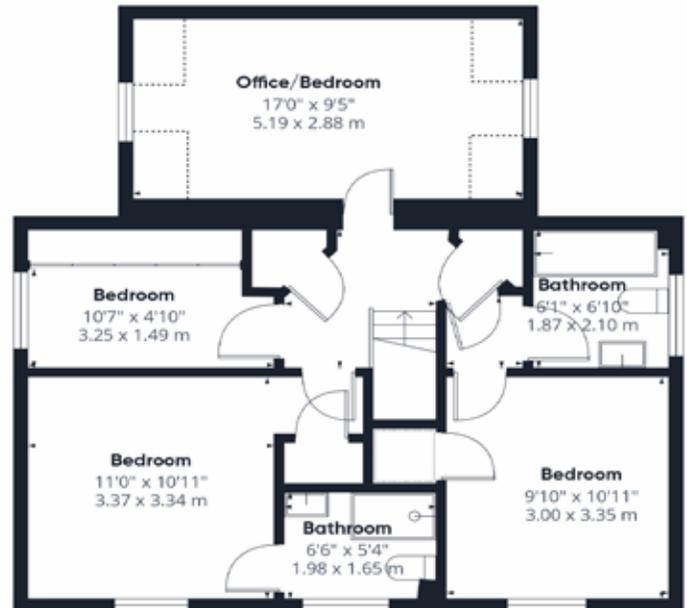
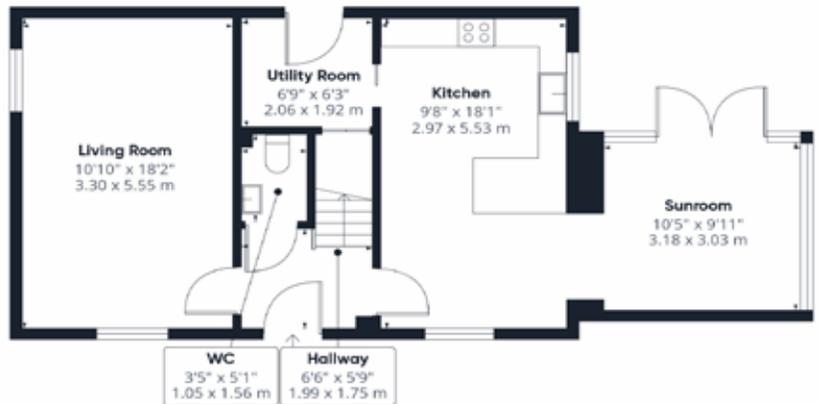
East Suffolk District Council - Council Tax Band D

Freehold

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**Approximate total area<sup>(1)</sup>**  
 1227 ft<sup>2</sup>  
 114 m<sup>2</sup>

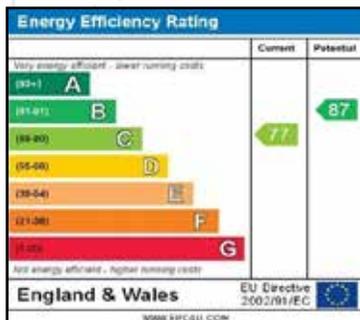
**Reduced headroom**  
 29 ft<sup>2</sup>  
 2.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**



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.





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