

53 Blyth View

Blythburgh



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A beautifully renovated Grade II-listed Georgian building set in beautiful grounds close to the Heritage Coast.

**53 Blyth View, Blythburgh, Suffolk,
IP19 9LB**

- Sitting/Dining Room
- Kitchen
- Three Bedrooms
- Three En- Suite Bathrooms
- Cloakroom
- Parking
- Seating Area
- Communal Gardens

Blyth View is a recently renovated Grade II-listed Georgian building currently divided into houses, cottages and apartments. Blyth View occupies a wonderful, quiet, rural setting in 12 acres of private grounds with stunning views over the Blyth Valley. Southwold, which is approximately 5 miles to the east, offers an excellent range of high street shops that cater for every day needs, as well as offering golfing and sailing opportunities. The property also shares an indoor heated swimming pool, games room and fitness suite. The Suffolk Heritage Coast, only a short drive away, offers many walks and cycling routes; and the RSPB sanctuary at Minsmere is also only a short distance away.

Guide: £340,000

Ref: ALD

THE PROPERTY

Located within an elegantly renovated, Grade II-listed Georgian building, all set in approximately 12 acres with views across the Blyth Valley, 53 Blyth View lends itself beautifully as an ideal principal home or holiday let.

The accommodation, which benefits from gas-fired heating to radiators and oak flooring to the ground floor, comprises: entrance hall; staircase to first floor; cloakroom with wash hand basin and WC; a spacious, dual aspect living/dining room with gas fire, double-glazed sash window overlooking the courtyard and double-glazed French doors opening to the garden; kitchen with a range of Shaker-style wall and base units with woodblock work surfaces, stainless steel sink with mixer tap, integrated dishwasher, washing machine/tumble dryer, fridge/freezer, electric oven and gas hob with extractor over.

On the first floor is a landing leading to two double bedrooms: the first with en-suite bathroom, built-in wardrobe and double-glazed window to the rear with views over the surrounding countryside; the second with an en-suite shower room and view over the courtyard.

Stairs lead to the second floor with a large storage cupboard and spacious third bedroom with far-reaching views and en-suite shower room.

OUTSIDE

The property overlooks the splendid main courtyard with the first and second floors enjoying far reaching views of the neighbouring countryside. In addition, the property benefits from use of communal gardens and a leisure complex that includes an indoor heated swimming pool, gym and games room.

SERVICES

Mains gas, electric, water connected. Drainage via site septic tank.

Agent's Note:- Property is Leasehold with 979 years remaining with a share of freehold.



IMPORTANT NOTICE:

These particulars have been prepared in all good faith to give a fair overall view of the property. Measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before travelling any great distance to ensure that your impression of the property is as we intended. None of the services, appliances or equipment have been tested and purchasers should satisfy themselves on such matters prior to purchase.

FIXTURES AND FITTINGS:

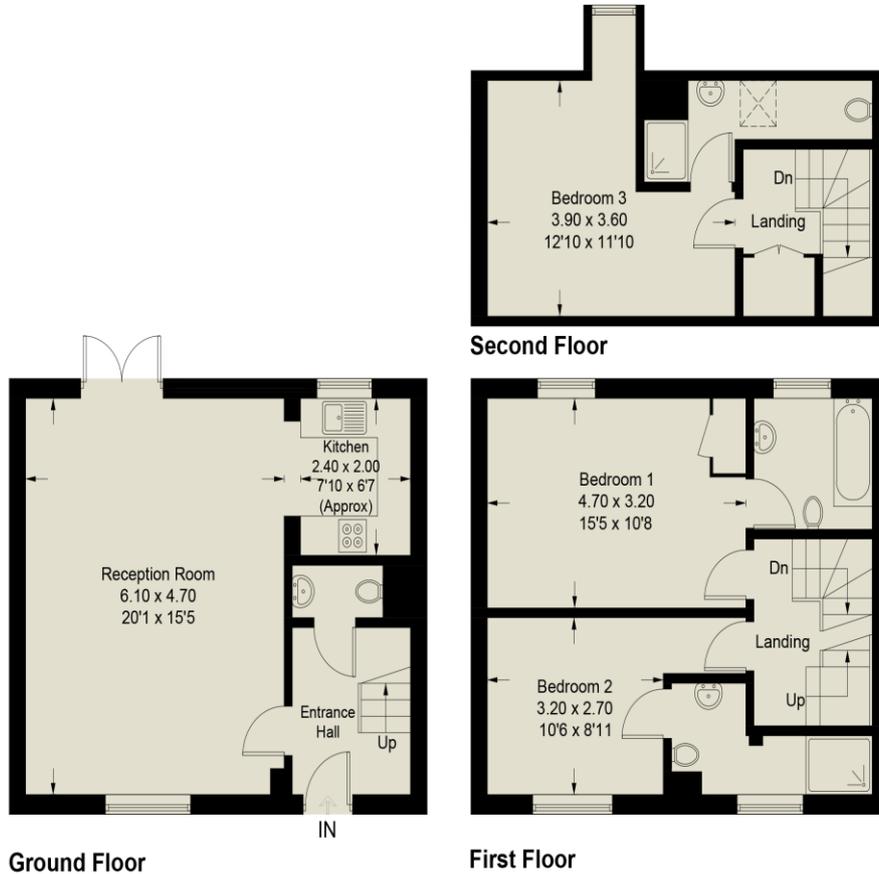
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest. Some items such as carpets, curtains, light fittings, etc., may be available by separate negotiation if required.

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Approximate Gross Internal Area = 113.6 sq m / 1223 sq ft



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