

BlythRidge St.  
Michaels Way  
Wenhaston  
Halesworth



# BlythRidge St. Michaels Way

## Guide Price £425,000

### More than meets the eye...

Tucked away on a quiet cul-de-sac within the well-regarded village of Wenhaston, Blythridge enjoys a particularly peaceful position whilst remaining well connected to the surrounding Suffolk countryside and coast.

The village itself offers a strong sense of community, with a well-regarded primary school, village hall and local amenities, whilst the market town of Halesworth lies just a short drive away, providing a wider range of independent shops, supermarkets and a railway station with links to Ipswich and beyond. The ever-popular coastal towns of Southwold and Walberswick are also within easy reach, offering expansive beaches, renowned pubs and some of the finest coastal walks in the region.

Occupying a corner plot, the property benefits from a quiet setting with minimal passing traffic and an open, leafy outlook. The gardens are a particular feature, thoughtfully arranged to create a series of distinct areas that follow the sun throughout the day, from patio seating spaces to more private corners ideal for entertaining or relaxing. There is also a well-insulated garden office with power and Wi-Fi, providing an excellent work-from-home environment separate from the main house.

Internally, the property is deceptively spacious and notably versatile in its layout, offering a range of reception spaces that can be adapted to suit a variety of needs. A generous sitting room forms the heart of the home, with an adjoining snug overlooking the garden, creating a more intimate second living area. In addition, there is a separate garden room, currently used as a playroom, which enjoys direct access onto the patio.

These additional reception spaces offer excellent flexibility and could easily be utilised as further bedrooms if required, making the property well suited to growing families, multi-generational living or those seeking dedicated work-from-home areas.

The accommodation is presently arranged as three bedrooms, all of which are comfortable doubles, with the principal bedroom benefiting from an en suite wet room. A further family bathroom and additional cloakroom facilities serve the remaining rooms, ensuring convenience for both residents and guests.

Further benefits include a single garage with power, off-road parking and additional on-street parking nearby, as well as a range of useful outbuildings for storage.

Blythridge presents an excellent opportunity to acquire a flexible and well-proportioned home in a desirable village setting, offering both adaptable living space and convenient access to the Suffolk Heritage Coast and surrounding market towns.

### Agents notes...

Local Authority  
East Suffolk

Council Tax Band D

EPC Rating E



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TOTAL FLOOR AREA: 1578 sq.ft. (146.6 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.

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