



## Blyford, Suffolk

Guide Price £340,000

- £340,000-£360,000 Guide Price
- Open Plan Kitchen/Dining Area
- Original Wooden Beams and Features
- High Specification Modern Interior Throughout
- Spacious Living Area with Wood Burner
- Enclosed Rear Garden with Terrace and Decking
- Currently Run as a Successful Holiday Let
- Flooded with Natural Light Throughout
- EPC - E

# Southwold Road, Blyford

Blyford is a picturesque village nestled in the heart of Suffolk, England, known for its timeless charm and tranquil countryside setting. Surrounded by gently rolling fields and ancient woodlands, Blyford offers a peaceful escape from modern life while maintaining close ties to nearby market towns like Halesworth and Southwold. The village is home to the historic Holy Trinity Church, with its distinctive thatched roof and centuries-old architecture, adding to the area's rustic appeal. With its quiet lanes, traditional cottages, and a welcoming pub at its center, Blyford embodies the essence of rural English life



Council Tax Band:





## DESCRIPTION

**\*£340,000-£360,000 Guide Price\*** This beautifully renovated two-bedroom semi-detached cottage perfectly blends modern comfort with original charm, showcasing character features like exposed wooden beams throughout. The spacious kitchen/dining room is a standout, complete with NEFF hob and oven, integrated tall fridge-freezer, breakfast bar, modern worktops with tiled splashbacks, and space for a washing machine. The dining area comfortably accommodates a table and sofa, with patio doors flooding the space with natural light and leading out to the rear garden. The cosy living room features a wood burner, dual aspect windows, and exposed beams, creating a warm and inviting atmosphere. Upstairs offers two generous double bedrooms, both with dual aspect windows, a large landing, and a sleek, modern shower room. Outside, the home boasts a private driveway with ample parking, and a charming rear garden with a raised decking terrace for entertaining and a lawned area ideal for relaxing.

## KITCHEN/DINING AREA

The kitchen/dining area is a spacious and well-designed hub of the home, finished to a high standard while maintaining a welcoming, homely feel. It features a quality NEFF hob and oven, an integrated tall fridge-freezer, a convenient breakfast bar, and modern worktops complemented by stylish tiled splashbacks. There's also a designated space for a washing machine, ensuring practicality without compromising style. The dining area comfortably accommodates a table and a sofa, making it ideal for both everyday living and entertaining. Natural light floods the space through large patio doors that open directly onto the rear garden, creating a bright and airy atmosphere that seamlessly connects indoor and outdoor living.

## LIVING ROOM

The living room is a generously sized and characterful space, offering a warm and inviting atmosphere. It features charming exposed wooden beams and dual aspect windows that fill the room with natural light throughout the day. A wood burner serves as a striking focal point, perfect for creating a cosy ambiance during colder months. The thoughtful combination of original features and tasteful finishes makes this room ideal for both relaxing evenings and welcoming guests.

## BEDROOMS

Upstairs, the cottage offers two generous double bedrooms, both beautifully presented and filled with natural light thanks to dual aspect windows. Each room provides ample space for furniture while maintaining a cosy and comfortable feel. The character of the property continues here, with tasteful finishes that complement the cottage's original charm. A large landing connects the bedrooms and adds to the sense of space, making the upper floor feel light, open, and airy. Ideal for restful retreats.

## SHOWER ROOM

The shower room is modern and well-appointed, featuring a stylish three-piece suite that includes a spacious shower, a contemporary washbasin, and a low-level WC. Finished to a high standard with sleek fittings and a clean, contemporary design, it offers both comfort and practicality. Conveniently located off the large landing, it serves both bedrooms and enhances the functionality of the upper floor.

## OUTSIDE

The outside areas of this charming cottage are equally impressive, offering both practicality and space to enjoy the outdoors. To the front, a private driveway provides ample off-road parking. At the rear, the garden is a true highlight, featuring a raised decking terrace that's perfect for seating, dining, and entertaining. Beyond the deck, the garden is laid to lawn, creating a lovely, low-maintenance space ideal for relaxing, gardening, or family activities. The seamless connection between the indoor living space and the garden, accessed via patio doors from the kitchen/dining area, enhances the overall appeal of this delightful home.

## RESIDENTIAL/HOLIDAY LET POTENTIAL

This versatile property offers excellent potential as a full-time residential home, a peaceful second home retreat, or a successful holiday let, as demonstrated by the current owners. Its blend of character, modern comforts, and charming outdoor space, along with its well-presented interiors and desirable layout, make it an attractive option for a variety of buyers and lifestyle needs.

## TENURE

Flick & Son have been advised that there is a flying freehold over the neighbouring property

## VIEWING ARRANGEMENTS

Please contact Flick & Son, 23A, New Market, Beccles, NR34 9HD for an appointment to view.

Email: [beccles@flickandson.co.uk](mailto:beccles@flickandson.co.uk)

Tel: 01502 442889

REF: JD/20930

## FIXTURES & FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

## SERVICES

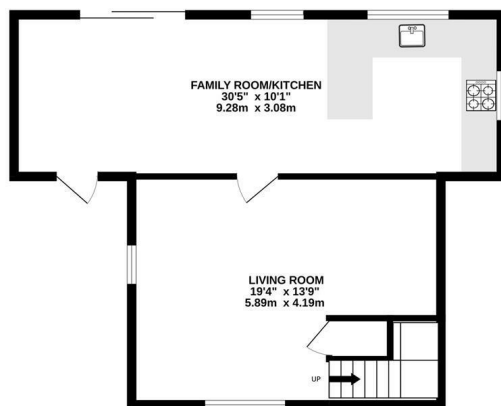
Mains drainage, water and electricity, oil tank.







GROUND FLOOR  
583 sq.ft. (54.2 sq.m.) approx.

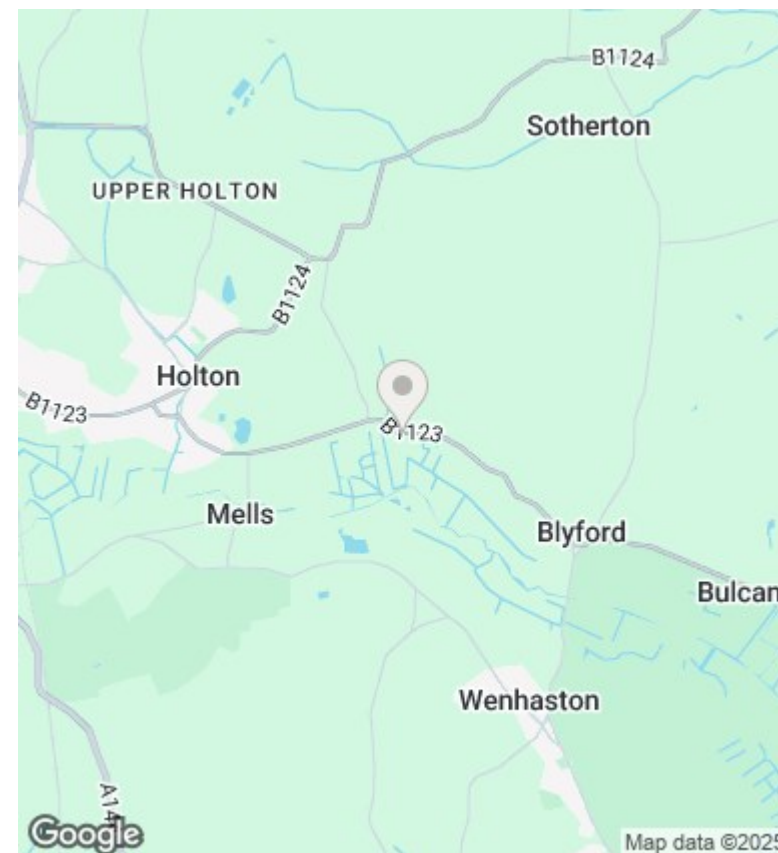


1ST FLOOR  
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 1025 sq.ft. (95.2 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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## Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, Fairweather Law and Stamford Legal for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £50 for Jigsaw Mortgages Ltd, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal referrals, and £50 referral fee for MS Surveys.

## Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>44</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

## Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)