



## Blythburgh, Halesworth

Guide Price £215,000

- No Onward Chain
- Conservation Area
- Sitting Room & Kitchen/Diner
- Two Bedrooms
- Garden
- Electric Heating
- Beautiful Estuary Views
- First Floor Bathroom
- EPC - E

# Church Lane, Blythburgh

Delightful cottage with outstanding views over the Blyth Estuary. Blythburgh is a popular village set on the picturesque Heritage Coast It enjoys a setting of outstanding natural beauty with a tidal river, marshland, woodland, and grazing pastures. An important and prosperous village at the time of the Norman Conquest it was wealthy from its involvement in the thriving trade from the local ports. The magnificent medieval Church known as the Cathedral of the Marshes, dominates the valley as a beacon for travellers driving through the area. The perfect location, you have the Southwold, Walberswick and Dunwich on your doorstep. Further South there is a strong arts scene at Aldburgh and Snape. The area has numerous walks along the river valley and the estuary along with the nature reserves dotted along the coast. The Georgian market town of Halesworth is around eight miles away and offers a great selection of cafes, restaurants, and a supermarket. Locally, the village offers a well-regarded public house The White Hart set overlooking the estuary. With the A12 running through the village there is easy access by car towards London and Train services can be reached at both Halesworth and Darsham.



Council Tax Band: B



## DESCRIPTION

This charming terrace cottage is nestled toward the end of a peaceful, unmade single-track road, offering a serene setting with views of the estuary. The property features a cosy sitting room perfect for relaxation. The kitchen/dining room provides a practical yet inviting space for meals and socializing and enjoying the view over the estuary. A handy rear hall connects to the garden, making it easy to step outside and enjoy the natural surroundings.

Upstairs, the first floor landing opens to two bedrooms, each with a restful ambiance, and a bathroom (with a fabulous view!) that completes the interior layout, ideal for those seeking a peaceful retreat close to nature with picturesque views and access to this historic village.

## ACCOMMODATION

### SITTING ROOM

Window to front elevation. Staircase rising to the first floor with storage cupboards below.

### KITCHEN/DINING ROOM

Fitted with range of base and wall cupboards, work surfaces and sink unit with tiled surrounds. Window and door opening to the rear garden.

### REAR HALL

Rear entrance door.

## FIRST FLOOR

### LANDING

### BEDROOM

Window to the front elevation.

### BEDROOM

Window to the rear elevation with estuary view.

### BATHROOM

Suite comprising panel bath, hand basin and W.C. Window over looking the estuary.

### TENURE

Freehold.

### OUTGOINGS

Council Tax Band currently B.

### SERVICES

Mains electricity, water and drainage.

### VIEWING ARRANGEMENTS

Please contact Flick & Son, 8 Queen Street, Southwold, IP18 6EQ for an appointment to view.

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

Tel: 01502 722253 Ref: 20783/RDB.

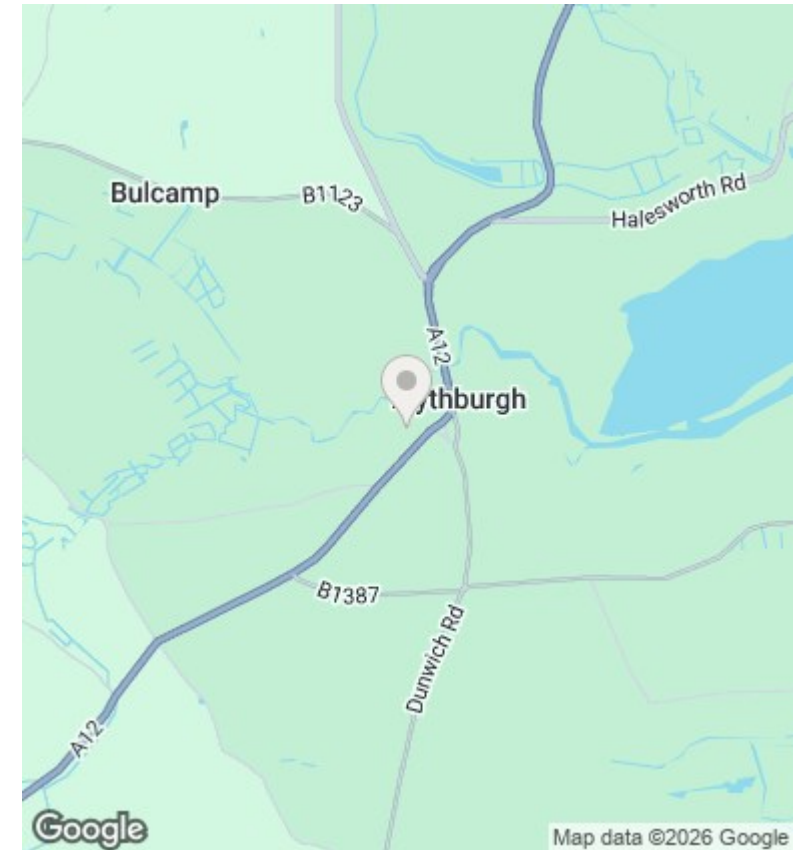
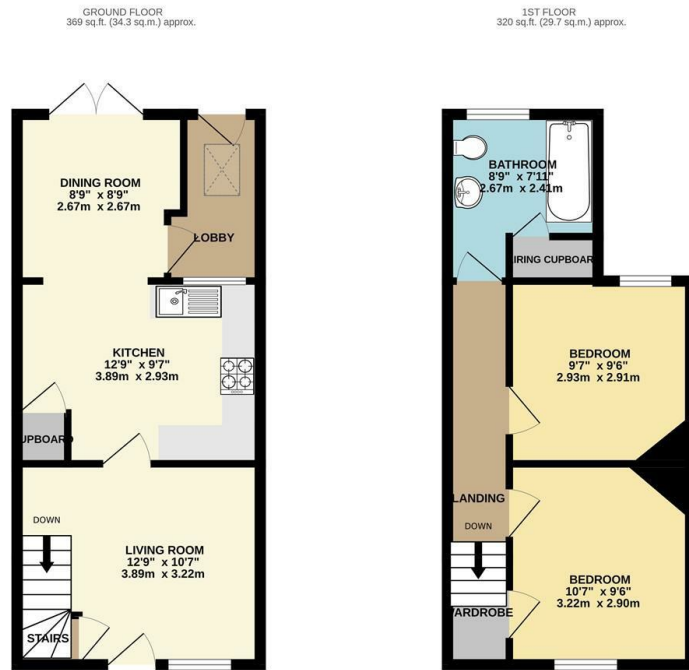
### FIXTURES & FITTINGS

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.







### Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd 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 £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd 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)	A		100
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	52	
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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)