



Walberswick, Suffolk

Guide Price £775,000

- Three Bedroom Detached Home with Option of a Fourth Downstairs Bedroom
- Separate Living, Dining and Sun Room
- Oil Fired Heating
- Sits on Substantial Plot with Spectacular Field Views
- Highly Sought After Location in Walberswick
- Kitchen and Separate Utility Room
- Spacious Downstairs Living Space
- Vendors Have Found Onward Which is End of Chain

The Street, Walberswick

Walberswick is a highly sought-after coastal village, renowned for its natural beauty, unspoilt charm, and relaxed lifestyle. Situated on the Suffolk Heritage Coast, the village offers a unique blend of sandy beaches, scenic marshes, and open countryside, making it a haven for walkers, nature lovers, and those seeking a peaceful retreat. The village itself benefits from a welcoming community atmosphere, with amenities including a village shop, popular pubs, and access to a range of outdoor pursuits such as sailing, crabbing, and coastal walks. The nearby town of Southwold, just across the River Blyth, provides a wider selection of independent shops, restaurants, and cultural attractions, all within easy reach. Walberswick is also well connected for exploring the surrounding Suffolk coastline and countryside, while still offering a sense of seclusion, making it an ideal location for both permanent residence and holiday living.



Council Tax Band: F



DESCRIPTION

A charming and beautifully presented home set in the heart of the highly sought-after village of Walberswick, offering versatile accommodation and occupying a special position with far-reaching countryside views. The ground floor provides a wonderful balance of living and entertaining space. A welcoming reception hall leads to a dining room and an elegant drawing room, which flows seamlessly into a superb conservatory. This standout space enjoys delightful garden views and features bespoke Sunseeker floor-to-ceiling doors, creating a light-filled extension that enhances the original design. Also on the ground floor is a well-proportioned bedroom with adjacent shower room, ideal for guests or single-level living. A further extension incorporates a utility room and a flexible study, which could also serve as an additional bedroom if required. Upstairs, the property continues to impress. The generous, double-aspect principal bedroom enjoys views across the village towards the church and benefits from an en-suite shower room. A further double bedroom also features an en-suite bathroom and picturesque rural views to the rear. The property sits within approximately 0.4 acres of beautifully maintained, south-facing gardens. Predominantly laid to lawn, the grounds are interspersed with colourful planting, mature shrubs and trees, a productive vegetable garden, and an ornamental pond, creating a tranquil and private setting. A spacious driveway provides ample off-road parking and leads to a double garage with electric doors, power and lighting. In addition, there is a substantial, fully insulated workshop overlooking the garden, along with a greenhouse.

LIVING AREA

The living areas of the property are thoughtfully arranged to provide both comfort and versatility, perfectly suited to modern family life as well as entertaining. At the heart of the home is an elegant drawing room, a beautifully proportioned space that flows effortlessly into a stunning conservatory. This exceptional addition is flooded with natural light and enjoys uninterrupted views over the gardens, creating a seamless connection between indoor and outdoor living. The bespoke Sunseeker floor-to-ceiling doors further enhance this space, allowing it to be opened up in warmer months to fully appreciate the south-facing aspect and tranquil surroundings. Complementing the main reception space is a separate dining room, ideal for both formal occasions and everyday use, offering a more intimate setting for meals and gatherings. The layout of the ground floor provides a natural flow between rooms, making the house equally well suited to relaxed living or hosting guests. In addition, the property benefits from a highly flexible study, which can easily serve as an additional reception room or ground floor bedroom if required. Together with the conservatory and drawing room, this creates a series of adaptable living spaces that can be tailored to a variety of needs, whether working from home, accommodating guests, or simply enjoying quieter moments. Overall, the living accommodation is exceptionally well presented, combining character, light and practicality, all enhanced by the property's enviable position with beautiful garden and countryside views.

KITCHEN & UTILITY

The kitchen is well positioned within the ground floor layout, serving as a practical and functional hub of the home with easy access to the principal living and dining areas. It is

ideally suited to both everyday family life and more formal entertaining, with a natural flow through to the dining room and adjacent reception spaces. A particular advantage of the property is the separate utility room, located within a later extension. This well-designed space provides excellent additional storage and dedicated areas for laundry and household tasks, allowing the kitchen to remain uncluttered and focused on cooking and socialising. Its separation from the main kitchen enhances practicality, especially for busy households, and offers further flexibility in how the space is used. The overall arrangement ensures the kitchen connects seamlessly with the rest of the house, while still maintaining a sense of separation from the principal reception rooms. Its position within the home allows it to benefit from the peaceful setting, with the surrounding gardens and countryside contributing to a light and airy feel. Practical features such as mains services, oil-fired central heating, and the addition of solar panels supplying hot water during the summer months further enhance the efficiency and functionality of the kitchen and utility spaces, making them well equipped for modern living

BEDROOMS

The bedroom accommodation is both generous and versatile, arranged across two floors to suit a variety of living arrangements. On the ground floor, a well-proportioned bedroom is conveniently positioned off the reception hall, served by a nearby shower room. This provides an ideal space for guests, multi-generational living, or those seeking single-level accommodation. In addition, the adjacent study offers further flexibility and can easily be utilised as an additional ground floor bedroom if required. Upstairs, the property continues to impress with two beautifully presented double bedrooms. The principal bedroom is particularly spacious, enjoying a dual aspect that fills the room with natural light and offers attractive views across the village towards the church. This room also benefits from a private en-suite shower room, enhancing both comfort and convenience. The second first-floor bedroom is another generous double with views over the garden and field views, complete with its own en-suite bathroom and delightful rural views to the rear, overlooking the surrounding countryside. Altogether, the bedroom accommodation is thoughtfully arranged and exceptionally well presented, combining comfort, flexibility and appealing outlooks, making it ideally suited to both family living and hosting guests.

BATHROOMS

The bathroom accommodation is well appointed and thoughtfully arranged to complement the flexible layout of the property. On the ground floor, a conveniently located shower room serves the adjacent bedroom, providing an ideal facility for guests or those requiring single-level living. This space is both practical and easily accessible from the main reception hall. Upstairs, each of the double bedrooms benefits from its own private en-suite, offering a high degree of comfort and privacy. The principal bedroom is served by an en-suite shower room, while the second bedroom features a well-appointed en-suite bathroom, creating a balanced combination of bathing options within the home. Overall, the bathrooms are well configured to support both family living and visiting guests, enhancing the property's versatility and ease of day-to-day living.

OUTSIDE

The property is set within approximately 0.4 acres of beautifully maintained, south-facing gardens, offering a peaceful and private setting that perfectly complements its rural position. The grounds are predominantly laid to lawn and thoughtfully landscaped with a variety of colourful flora, mature shrubs and established trees, creating year-round interest. Potential for a vegetable garden provides an excellent opportunity for home growing, while a charming ornamental pond adds to the overall sense of tranquillity. The gardens enjoy delightful views over the surrounding countryside, further enhancing the feeling of space and connection to the natural environment. To the front, a generous driveway provides ample off-street parking for several vehicles and leads to a substantial double garage, complete with electric doors, power and lighting. In addition, a well-built, fully insulated workshop overlooks the garden, offering excellent versatility for hobbies, storage or potential workspace. A greenhouse is also positioned within the grounds, ideal for keen gardeners. Overall, the outside space is a particular feature of the property, combining practicality with beautifully tended gardens in a highly desirable village setting within an Area of Outstanding Natural Beauty.

SERVICES

Mains water, electricity and drainage. Oil-fired central heating

OUTGOINGS

Council Tax Band: F

TENURE

Freehold

VIEWING ARRANGEMENTS

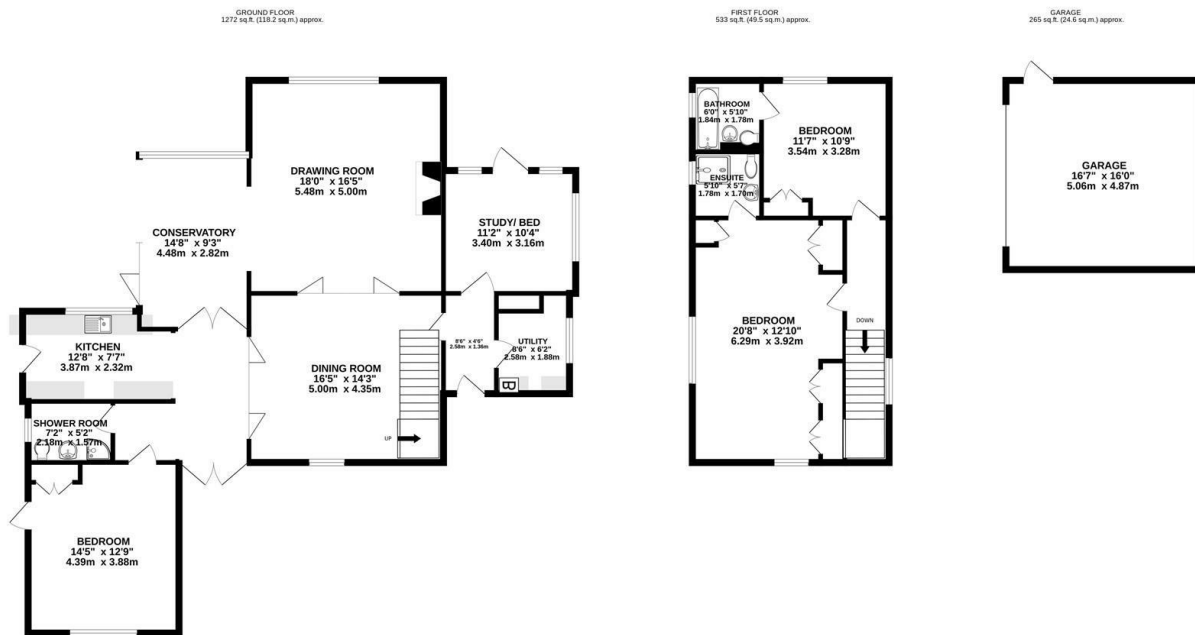
Strictly by appointment with Flick & Son, 8 Queen Street, Southwold, IP18 6EQ. Tel: 01502 722253.

FIXTURES & FITTINGS

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TOTAL FLOOR AREA: 2070 sq.ft. (192.3 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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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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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