



Rent £2,500 Per Calendar Month

Church Farmhouse Southwold Road, Blyford, Suffolk, IP19 9JZ



# Church Farmhouse Southwold Road, Blyford, Suffolk, IP19 9JZ

A spacious 5 bedroom well presented farmhouse overlooking grass and water meadows beyond. Oil heating, driveway parking and large gardens. EPC E.

### Location

Church Farmhouse sits in a rural position along the Southwold Road not far from the River Blyth. The nearby village of Blyford boasts a 15th century pub, The Queens Head, which is within walking distance. The property is approximately three miles from Halesworth, where a good range of local shops and amenities can be found, along with the station connecting to Lowestoft and Ipswich. The A12 is within easy reach, and the Heritage Coast, with its popular resorts of Southwold and Walberswick, is just over six miles to the east.

### Description

A handsome farmhouse sitting within attractive gardens and benefitting from a wonderful rear garden, driveway parking and superb views to the rear. The house, which overlooks grass and marshland either side of the River Blyth. Having been renovated in recent years, the accommodation includes a hallway, cloakroom, study, kitchen, utility room, laundry, sitting room, dining room and garden room on the ground floor and five bedrooms along with three bathrooms on the first floor.

### The Accommodation

#### Ground Floor

Entering through a glazed door leading in to the

#### Entrance Hall

With double-door cupboard with a rail for hanging, coat hooks and shelving.

#### Cloakroom

With low level flush WC and pedestal wash handbasin.

#### Kitchen/Breakfast Room

With a range of base and wall units, wooden work surface, a tile splashback, sink with mixer tap over. Gas range cooker, space for dishwasher and fridge freezer. French doors lead out on to the patio,

#### Utility Room

A range of base units, wood effect work surface with a stainless steel sink with mixer tap over. Space for washing machine. A door leads down to the boiler room/boot room where there is a door which leads into the garden.

#### Sitting Room

Returning to the entrance hall a door lead into a large sitting room with dual aspect windows Inglenook fireplace with wood burning stove.

From the sitting room, there is an internal hall with stairs leading to the first floor and French doors leading out in the

#### Sun Room

A convenient room which leads out into the garden and patio area.

### Snug/Family Room

A cosy room with inglenook fireplace and inset hearth with woodburning stove.

From the main entrance hall a staircase leads to the first floor, which has a split-level landing and full length window allowing in light.

### First Floor

To the first floor there are two en-suite bedrooms , three further bedrooms and a shower room. Inner landing which provides ample storage.

From the rear landing area, a further door leads to the second floor which is available for storage only.

### Outside

The property benefits from extensive gardens, which include a small outhouse, with kennel. A superb rear garden with fruit trees and a smaller fenced, sunken garden, provide a private outside area. The property is approach via a private brick and gated driveway , with driveway parking for several vehicles.

From the garden, the view extends across the grass and water meadows of the River Blyth.

### Services

Mains water and electricity. Private drainage. Oil fired central heating.

Broadband To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone To check the Mobile Phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

### Council Tax

Band G; £3,630.13 payable 2025/2026

### Local Authority

East Suffolk district Council

### Viewings

Strictly by appointment with the Agent.

### Note

NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. August 2025

## Credit References and Deposit

Prospective tenants will be required to pay a holding deposit equivalent to one weeks rent. Upon receipt, we will then complete a reference report. Prior to taking occupation of the property you will be required to pay a deposit equivalent to five weeks rent (to include the holding deposit received), together with the first months rent in advance.

## Directions

Head south-east on Well Cl Square/B1116 towards Riverside. Turning left into Fore Street. Continue to follow the B1116 to Rendham and through to the A12. Turning left onto the A12 and continuing for 9 miles taking the A145 to Beccles. Slight left onto the B1123 signposted Halesworth. Continue along this road and upon n entering the village of Blyford, passing the Kings Head Public House the property will be found on the right hand side and

