

A spacious 5 bedroom well presented farmhouse overlooking grass and water meadows, with easy access to the A12 and coast.

Rent £2,700 p.c.m
Ref: R2533

Church Farmhouse
Southwold Road
Blyford
Halesworth
IP19 9JY



To let unfurnished on an Assured Shorthold Tenancy for an initial term of twelve months (with a view to extending).

Contact Us



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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.

Study

A light and spacious room with dual aspect windows

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.



Church Farm, Blyford

Approximate Gross Internal Area = 343.3 sq m / 3695 sq ft



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Produced for Clarke and Simpson





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 approached 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.

Council Tax Band G; £3,630.13 payable 2025/2026

Local Authority East Suffolk district Council

Viewings Strictly by appointment with the Agent.

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>

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August 2025

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 entering the village of Blyford, passing the Kings Head Public House the property will be found on the right hand side and signposted with a Clarke & Simpson To Let board.

What3Words location: ///debater.sneezed.reassured



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

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