



# Palmer & Partners



Blyth View, Blythburgh, Halesworth,  
Suffolk, IP19 9LB

Guide Price £500,000 to £530,000

## Palmer & Partners

The leading independent agents in Essex & Suffolk

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- Breathtaking Field Views
- Grade II Listed Conversion
- Set Within 12 Acres of Communal Grounds
- Four Double Bedrooms
- Four Bathrooms
- 33ft Kitchen/Living/Dining Room
- Private Front & Side Gardens
- Two Designated Parking Spaces
- Ample Visitor Parking
- Exclusive Access to Communal Leisure Facilities
- Superb First Floor Sun Terrace
- Accommodation Arranged Over Three Floors



A unique opportunity has arisen to purchase an immaculately presented Grade II listed four-bedroom end of terrace family home located in the idyllic village of Blythburgh with breathtaking uninterrupted views over the Blyth Valley. 'The Chapel' forms part of a conversion of a former Georgian workshop built in the 1760's and was used as a hospital in the 20th century and, with this home, you have the chance to own a fascinating piece of local history. 'The Chapel' is nestled in tranquil and well-maintained parkland style communal grounds of approximately 12 acres with wonderful seating areas and residents have exclusive access to Blyth View Leisure Centre which includes a swimming pool and gymnasium with changing rooms.

This exquisite property is situated close to several charming market towns and the glorious Suffolk Heritage Coast and benefits

from wonderful private front and side gardens which are fully enclosed, superb sun terrace on the first floor with uninterrupted field views, two designated parking spaces and ample visitor parking, double-glazing, and gas central heating. Agent's note: there is a private drainage system via a septic tank.

The village of Blythburgh lies on the River Blyth within an Area of Outstanding Natural Beauty approximately four miles of the popular seaside town of Southwold and five miles of the market town of Halesworth. The village is bisected by the A12 commuter trunk road which provides easy access to the inland and coastal delights of this part of Suffolk. There are plenty of local footpaths for walkers to Walberswick on the coast or inland along the River Blyth to Wenhaston and Halesworth. Blythburgh is steeped in history and their Holy Trinity

Church is acclaimed as one of Suffolk's finest mediaeval churches. Within the village is a tidal lagoon, Blythburgh Water, which is visited by many mud-loving birds and offers Walberswick Ferry River Trips.

**Outside:** 'The Chapel' is accessed via a set of double iron gates which open onto a block-paved pathway which takes you to a set of traditional arched double doors with pretty portico style porch. The path leads round to the side of the property and is flanked by flowers, shrubs and mature hedgerow. There is a small gravel area with the remainder of the garden to the side being predominantly laid to lawn and has a lovely outdoor seating area with uninterrupted field views. Within the garden are fruit trees and an outside tap.

**Reception Hall:** The impressive hallway has a turning oak staircase with understairs cupboard, radiator, tiled floor, ceiling inset

spotlights, double-glazed window overlooking the communal grounds, and doors to the shower room and bedrooms.

**Shower Room:** A three-piece suite comprising fully tiled shower enclosure, low-level WC and vanity hand wash basin with storage beneath, tiled splashback and touch-sensor mirror above. The shower room has a heated towel rail and wood-effect flooring.

**Guest Bedroom One:** Feature arched double-glazed window overlooking the communal grounds, radiator, large airing cupboard with storage space, laid to carpet, and door through to:

**En-Suite Shower Room:** A three-piece suite comprising fully tiled shower enclosure, low-level WC and vanity hand wash basin with storage beneath and touch-sensor mirror above. The en-suite has a heated towel rail, tiled splashbacks, extractor fan, wood-



effect flooring, and small double-glazed box window to the side aspect.

**Guest Bedroom Two:** Double-glazed window to the side aspect with fitted shutters, radiator, built-in double wardrobe, door to the en-suite, and the room is laid to carpet.

**En-Suite Bathroom:** A beautiful four-piece suite comprising freestanding bath and shower attachment, walk-in double-size shower with body shower and rainfall showerhead, low-level WC and vanity hand wash basin with shaver socket. The en-suite has a heated towel rail and vertical radiator, metro tile splashbacks, wood-effect flooring, and double-glazed window to the side aspect.

**Bedroom Four / Study:** A versatile room which can be used as a fourth bedroom or study / studio with floor-to-ceiling built-in bookshelves, radiator, feature arched double-glazed window overlooking fields, and the room is laid to carpet.

**First Floor Landing:** Lovely feature arched low-level double-glazed window overlooking the communal grounds, ceiling inset spotlights, exposed beams, oak staircase to the top floor master suite, door to the open plan family room, and is laid to carpet.

**Kitchen / Living / Dining Room:** This magnificent triple aspect room forms the hub of the home and has feature arched double-glazed window with uninterrupted field views to the front, double-glazed sash window overlooking the communal grounds, double-glazed sash window and feature arched low-level double-glazed window to the side. The room has high ceilings, exposed beams, wood-effect flooring, and over stairs and understairs cupboards.

**Kitchen Area:** The kitchen is fitted with a range of contemporary high gloss eye and base level units with undercounter lighting, grey quartz work surfaces and a one and a half bowl sink and drainer. All the

appliances are integrated and include a wine fridge, Neff washer/dryer, Neff dishwasher, fridge, and two Neff ovens, one of which is a hide-and-slide. There is a large centre island with grey quartz work surface incorporating a breakfast bar, integrated Neff induction hob with extractor hood over, integrated drinks fridge, and cupboards and soft-close drawers below.

**Living Area:** The living area has two radiators, a period fireplace, and feature arched double doors opening onto a wonderful sun terrace.

**Sun Terrace:** This fabulous terrace has UPVC decking with wrought iron railings and partial brick wall making it exceptionally private and a great space for alfresco dining whilst enjoying the breathtaking uninterrupted field views.

**Top Floor Landing:** Door to the incredible master suite.

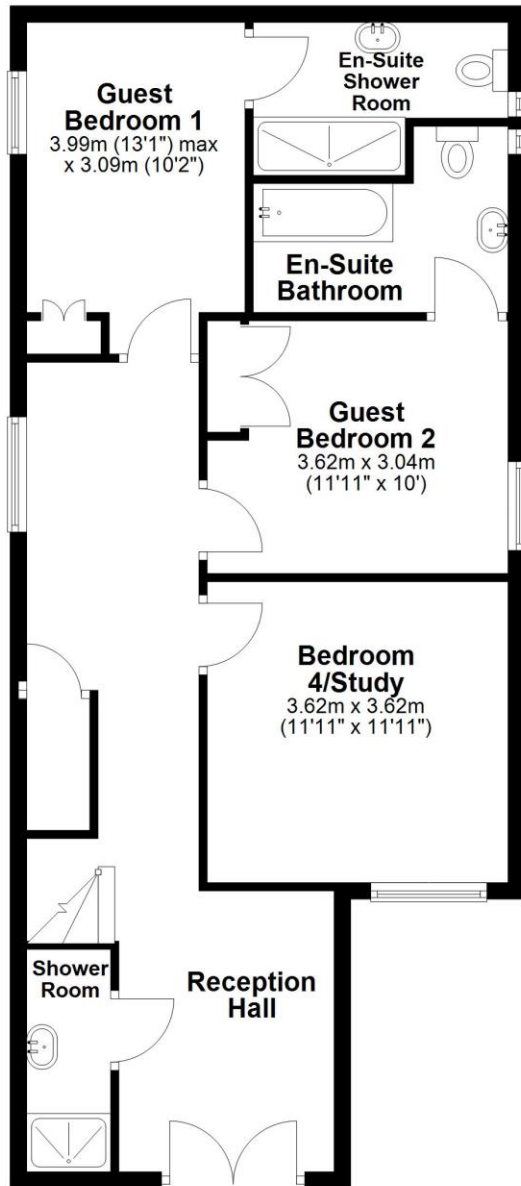
**Principal Bedroom:** The sizeable dual aspect bedroom has two double-glazed

windows overlooking the communal grounds and fields beyond, three sets of bespoke fitted double wardrobes together with an additional cupboard, two radiators, door to the beautiful en-suite, and is laid to carpet.

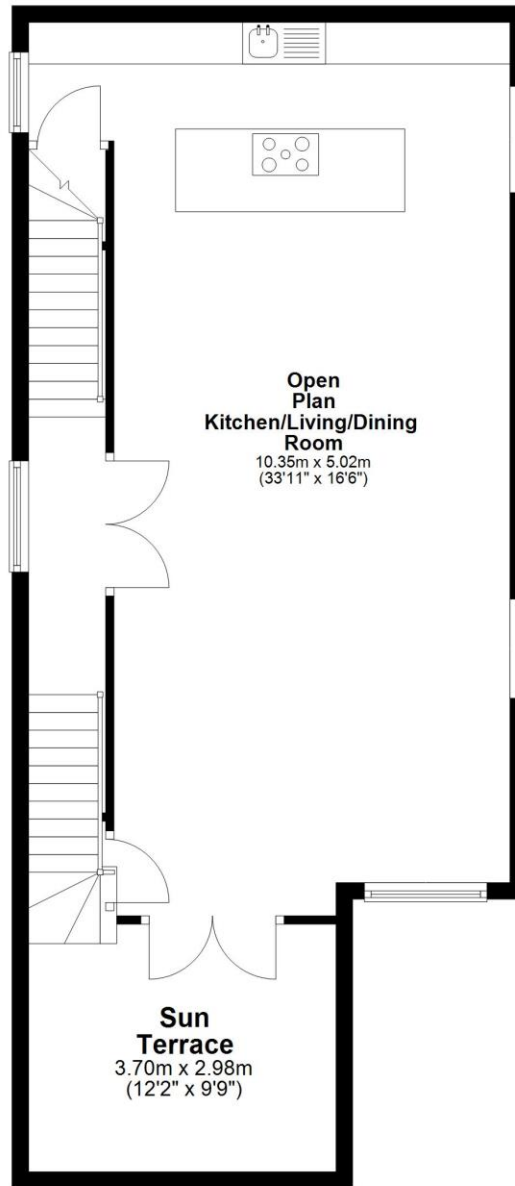
**En-Suite Bathroom:** A beautiful four-piece suite comprising freestanding bath and shower attachment, walk-in double-size shower with body shower and rainfall showerhead, low-level WC and, vanity hand wash basin with shaver socket. The en-suite has a heated towel rail and vertical radiator, wood-effect flooring, and double-glazed window to the side aspect.

**Agent's Note:** This property is leasehold – 999 years days from 1.1.2000 with 973 years remaining. Please ask the agent for the maintenance charges.

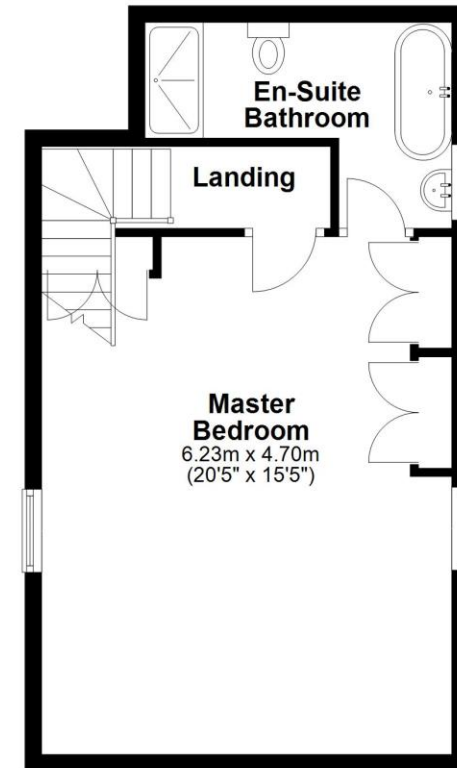
**Ground Floor**  
Approx. 72.8 sq. metres (784.0 sq. feet)



**First Floor**  
Approx. 64.8 sq. metres (697.9 sq. feet)



**Second Floor**  
Approx. 40.2 sq. metres (432.2 sq. feet)



Total area: approx. 177.8 sq. metres (1914.0 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.



### Attributes

4 Bedrooms, 4 Bathroom, 1 Reception,

EPC Rating: C

Council Tax Band: D



2 St Nicholas Street, Ipswich, Suffolk, IP1 1TJ

01473 211705

suffolk@palmerpartners.com

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