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Owl Cottage , Southwold Road, Blyford,
Halesworth, Suffolk, IP19 9JU

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Owl Cottage is an immaculate detached period house with a self-contained annex/studio, set in lovely mature gardens with a detached garage/hobby room and wonderful views to the rear over the Blyth Valley, just 6 miles from the popular town of Southwold and the coast.

Accommodation comprises:

- Entrance lobby
- Fabulous re-fitted kitchen/breakfast room
- Dining and sitting room with exposed beams and attractive exposed brick fireplaces
- Ground floor office and a shower room
- First floor large landing/study area
- Two double bedrooms with great views over the rear garden, the main bedroom includes a large en-suite bathroom
- Self-contained annex with a kitchenette, shower room and reception room (currently used as a studio)
- Fabulous cabin style summerhouse
- Oil fired central heating and solar panels,
- Driveway with plenty of parking, double garage (sectioned off to provide a games/hobby room) with attached rear store/utility room
- Approximately 1/2 acre of wildlife friendly south facing mature private gardens leading to the Blyth Valley



The Property

This impressive detached period house is believed to date back the 17th century, offers a wealth of character yet also provides a recently re-fitted stylish kitchen and a selection of useful garden outbuildings. The accommodation starts to the side with the entrance porch with attractive arched windows to either side. Off the entrance hall is an office and a shower room providing a large shower, w.c. and hand basin. The dual aspect sitting room with an impressive exposed brick fireplace houses a wood-burning stove, also another red brick fireplace and exposed ceiling timbers can be found in the dining room. Double fully glazed doors lead down to the kitchen/breakfast room to the rear. A fabulous room, recently re-fitted with stylish cupboards and solid oak work-tops with hand made tiled splash-backs. The kitchen includes a built-in dishwasher, electric oven and induction hob. Ceramic tiled flooring under foot, leads to the second entrance door where a lobby provides an area for coats and shoes. A modern staircase from the dining room leads to a large landing which would make a good study. There are two double bedrooms, both enjoy wonderful views across the rear garden and the Blyth Valley beyond. The main bedroom is entered through a walk-in wardrobe a built-in cupboard houses the water cylinder for hot water heated from the solar panels. A spacious light room with a high ceiling and an excellent large en-suite bathroom with a bath, separate shower, w.c. and two hand basins set on a wooden dresser.



Garden and outbuildings

A driveway to the side of the house provides plenty of parking and leads to double detached garage which has been divided to provide a single garage and a hobby room but could easily be used again as a double garage. To the rear of the garage is a large store/utility room. There is an annex immediately behind which was previously used as an Airbnb to give the owners an income, with a kitchenette, a shower room and a large reception room which the current owners use as a studio. A recent addition is the fabulous 'cabin' a large fully insulated room ideal for guests or just sitting in and enjoying the wonderful views over the garden. There is a bike store and the recently installed oil-fired boiler to the side of the property.

The rear garden of approximately 1/2 acre has been designed to provide different areas - a wildlife meadow with paths lead to a small orchard with a wide variety of fruit trees, cages contain fruit bushes and an enclosed vegetable garden, a 30ft poly tunnel and tool store. To the rear the garden has mature trees running down to the beautiful Blyth Valley water meadows.

Location

The property is a short drive to the unspoilt heritage coastline with the lovely beaches of Southwold and Walberswick a 10 minute drive away.

The nearby town of Halesworth provides many independent shops, a primary school, public houses, restaurants, doctors, vets and a supermarket. It has a thriving centre of arts for the community called 'The Cut' which is used as a theatre, cinema, exhibitions and workshops. There is a train station at Halesworth with services to London Liverpool Street via Ipswich.



Fixtures and Fittings

All fixtures and fittings are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

Oil fired central heating. Mains electric, water and sewerage.

Solar panels provide additional hot water.

Local Authority:

East Suffolk Council

Tax Band: D

Postcode: IP19 9JU

EPC Rating: D

Agents Note

This property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

Vacant possession of the freehold will be given upon completion.

**Guide price £575,000-
£600,000**



To arrange a viewing, please call 01986 888205

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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