

A two bedroom maisonette set within a stunning Grade II Listed building, with the use of 10 acres of grounds, and indoor swimming pool, gym and games room.

Guide Price
£265,000 Leasehold
Ref: P7341/C

17 Blyth View
Blythburgh
Suffolk
IP19 9LB



Ground floor shared entrance lobby, first floor entrance hall, kitchen, sitting/dining room.

Two second floor bedrooms and bathroom.

Designated parking space and ample visitors' spaces.

Use of 10 acres of private grounds, along with indoor swimming pool, games room and gym.

Contact Us



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Location

The attractive Blyth View development sits in approximately 10 acres of private grounds, located within the pretty parish of Blythburgh, just five miles from Suffolk's Heritage Coast. The village is particularly well known for its beautiful church which is set in a commanding position overlooking the Blyth valley. The village also benefits from a dining pub, The White Hart, which is also a popular starting point for a beautiful walking trail that follows the river and extends all the way through woodland and onto Walberswick Common. Only five miles to the east is the popular and well regarded coastal town of Southwold, with its thriving high street, numerous pubs and restaurants, harbour, beach and pier. The neighbouring village of Wenhaston is also well served with a pub, primary school, post office and shop . Further facilities are available in the historic market town of Halesworth which is five miles. Alongside several galleries and The Cut Arts Centre, Halesworth offers a pedestrian thoroughfare which boasts a good selection of boutiques, gift shops, cafes, health food shop, bakery and antiques centre. It has also a Co-op supermarket. Halesworth has a railway station with connecting services to London's Liverpool Street Station.

Description

No 17 sits within a most impressive courtyard of Blyth View, a Grade II Listed development. The sympathetic conversion of this historic building, which was formerly a workhouse and then a hospital, began in 2000. The development sits in approximately ten acres of private grounds with views over the Blyth Valley. All residents benefit from the use of the communal grounds and the indoor swimming pool which has a booking system for private sessions, games room and gym.

The Accommodation

At ground floor level, there is a communal entrance with stairs leading up to the maisonette itself, which has its own front door leading into an entrance hall where there is a storage cupboard. From here there is access to an Inner Hallway with stairs to the second floor and an understairs cupboard. Doors lead to the sitting/dining room and the kitchen. The sitting/dining room has two sash windows overlooking a large courtyard. The kitchen has a range of high and low level maple units with a worktop with stainless steel sink. It has a built-in fridge/freezer, space for a slimline dishwasher and space for a washing machine. In addition is a double electric oven and a gas hob. There are windows overlooking a courtyard. On the second floor are two double bedrooms with windows to the courtyard. In addition is a family bathroom which is fully tiled and has a new gravity fed shower with screen. In addition is a WC and hand wash basin, as well as a window.





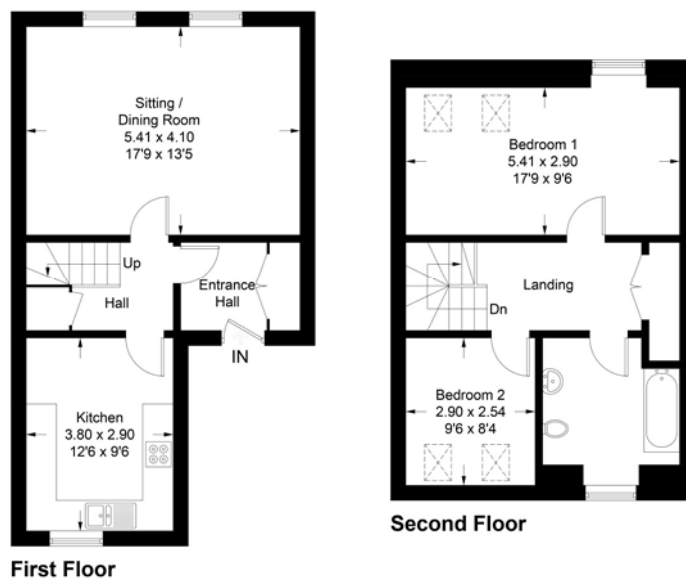






17 Blyth View, Blythburgh

Approximate Gross Internal Area = 84.1 sq m / 906 sq ft



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Viewing Strictly by appointment with the agent.

Services Mains gas, electricity and water. Gas fired central heating with a new boiler installed in 2023 with a 10 year warranty. Shared modern sewage treatment plant.

Tenure The property is leasehold, with a 999 year lease that commenced in January 2000

Service charge Includes maintenance of the communal grounds and garden as well as external maintenance of the maisonette, window cleaning, re-painting externally, buildings insurance, shared leisure facilities including the swimming pool, games room and gym This is currently £2288 per annum. It is understood there is no ground rent.

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

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

EPC Exempt - Listed building

Council Tax Band D; £2,074.82 payable per annum 2024/2025

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000

NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

May 2024



Directions

Heading north on the A12, proceed through Blythburgh and turn left onto the A145 signposted towards Beccles. Turn immediately left signposted towards Halesworth. The entrance to Blyth View will be found a short way along on the left hand side. Proceed along the drive and then bear left into the courtyard. Within this, you will find the designated parking space for number 17. The communal entrance door to number 17 can be found in the far right hand corner.

What3Words location: ///uptake.disprove.solving



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