



19 Blyth View, Blythburgh, Suffolk



# 19 Blyth View Blythburgh Halesworth Suffolk IP19 9LB

A bright and spacious apartment positioned within this fine Grade II Listed Georgian development, with stunning views across the Blyth Valley.

Blythburgh 1.5 miles, A12 1 mile, Halesworth 4.1 miles, Southwold 5.4 miles, Aldeburgh 14.6 miles, Framlingham 16.7 miles.

Communal stairwell | Entrance Hall | Sitting Room | Kitchen/Breakfast Room | Study area  
Principal Bedroom suite | Double Bedroom  
Family Bathroom | Eaves storage | Stunning west-facing river views | Approx. 10 acres of communal gardens and grounds | Ample parking | Pool and leisure complex  
EPC Rating TBC

## The property

With far reaching views across the Blyth Valley towards Wenhaston, this beautifully presented and well laid-out apartment offers spacious accommodation arranged over two floors, with details nodding to the buildings heritage. The property offers an ideal opportunity as either a permanent/second residence or holiday home and is located only 5 miles from the coast at Southwold.

Accessed via a communal stairwell, the apartment has a welcoming and spacious entrance hall with stairs rising to the upper floor, and space for a study area beneath. The sitting room is a welcoming space; two large sash windows fill the room with light and frame stunning views across the Blyth Valley. With room for both a seating and dining area, the high ceilings enhance this delightful space, ideal for entertaining or relaxing. The well-appointed kitchen, with built-in appliances and a range

of modern wall and base units, is surprisingly spacious, and ideal for more informal dining.

With stunning views throughout, the upper floor offers comfortable, light accommodation; comprising the principal bedroom with en suite shower room, further double bedroom and family bathroom. In addition, two large cupboards into the eaves provide useful storage.

## Outside

The apartment is situated on the first and second floors within the western wing of this popular and beautifully converted development. Blyth View comprises apartments and houses in an elevated position over the Blyth Valley. Surrounded by communal gardens and grounds, extending to approximately 10 acres; there are courtyards, green spaces and meadows, the whole interspersed with mature trees and shrubbery planting. In addition a communal swimming pool and leisure suite are also available to residents and guests, as well as ample designated and visitor parking facilities. The whole creates a wonderful place for walks and other leisure pursuits.

## Location

Blythburgh is a small village in north east Suffolk, 5 miles from the coast at Southwold. It is set in a landscape of outstanding natural beauty with a medieval church and three local public houses. Visitors come to enjoy the cultural and recreational facilities on offer, particularly in the towns of Southwold and Walberswick. Southwold offers an array of leisure facilities including High Street shops, restaurants, pubs, churches, a pier, golf and sailing clubs. The area is renowned for bird watching at Minsmere RSPB Nature Reserve and coastal walks and cycling opportunities. Local well-regarded independent and state schools include Wenhaston Primary School and St Felix School. Communication links are good with the A12 giving access from Lowestoft to London and the major road network.







## General

**Local Authority:** East Suffolk District Council  
**Services:** Gas central heating, mains electricity and water. Private drainage: Klargester treatment plant which services whole site and does comply.

**Council Tax:** Band D

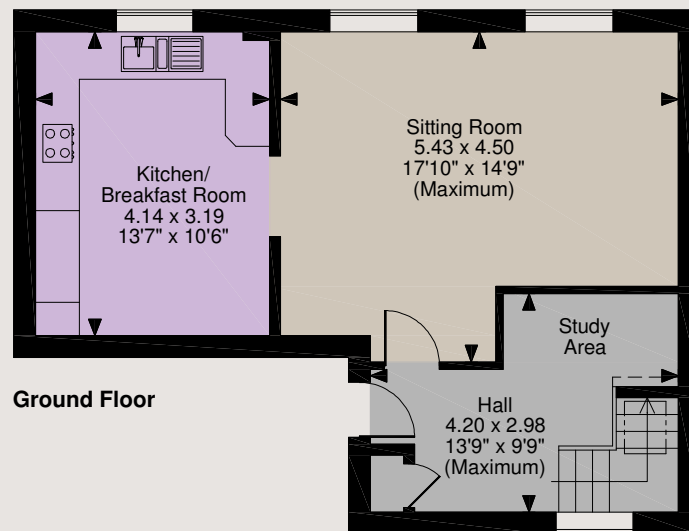
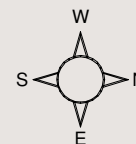
**Fixtures and Fittings:** The property is available to be purchased furnished subject to additional cost.

**Service charge:** Service charge for 2022 is £2,228 per annum (includes maintenance of communal grounds, garden and external maintenance, window cleaning, repainting externally, buildings insurance, share of leisure facilities and grounds). Service charge reviewed annually and paid in March and July of each year. Further questions about the lease is available from the vendor's agent.

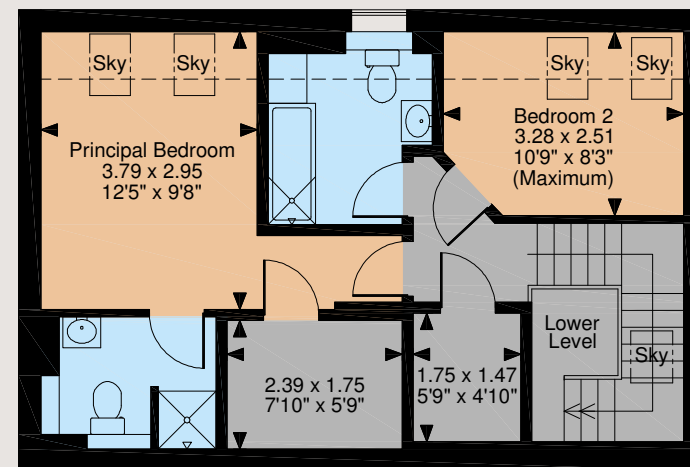
**Guide Price:** £375,000.

**Tenure:** Leashold with a share of Freehold.

Floorplans  
Internal area 927 sq ft (86 sq m)  
For identification purposes only.



Ground Floor



First Floor

## Suffolk

The Stables, Wherstead Park, Ipswich, Suffolk IP9 2BJ

**01473 220444**

ipswich@struttandparker.com  
struttandparker.com

@struttandparker

/struttandparker

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