Blundeston Road

Lowestoft, Suffolk, NR32 5DD

Asking Price £875,000

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This exceptional detached four-bedroom family home in Blundeston beautifully blends original period character with high-quality modern finishes. Immaculately presented throughout, the property offers spacious reception rooms, a stunning kitchen/diner with premium integrated appliances, underfloor heating, and a wealth of charming features including fireplaces, decorative panelling and ceiling roses. With foundations already in place, planning permission has been granted for an extension to the first floor, to create an impressive fifth bedroom in the form of a master suite with dressing room and ensuite, together with the addition of an ensuite to the current master bedroom, offering excellent scope for further enhancement and future flexibility. The landscaped south-facing gardens are a standout feature, with mature planting, multiple seating areas, a glasshouse, ornamental pond, workshop, bar, boot room and extensive outdoor entertaining space. A substantial in-and-out driveway provides generous off-road parking alongside a two-bay cart lodge. The property also includes a luxury waterside lodge with annexe potential, enjoying peaceful field views and stylish indoor and outdoor entertaining areas. Further elevating the property's exceptional potential, additional planning permission has also been secured for the construction of a separate detached bungalow within the grounds, presenting a rare opportunity for multi-generational living or guest accommodation, subject to the relevant consents. This is a truly unique home offering extensive accommodation, exceptional outdoor space and remarkable versatility, all within a sought-after village setting close to local amenities, the countryside, beaches and the broads.

Location

This home is situated in Corton, 1 mile from the beach/coast, on the outskirts of the charming semi-rural village of Blundeston. Blundeston is nestled in the county of Suffolk and is situated just 3.5 miles North-West of the seaside town, Lowestoft. The village is set on a bus route which provides direct access into Lowestoft town centre, along with the picturesque town of Beccles. Conveniences such as a primary school, a village hall, bowls club and a public house make up this tight knit community. Nearby, approximately 2 miles away, you'll find the Norfolk & Suffolk Broads, lined with many beautiful towns and villages to visit, making it a perfect place to call home.

Property Description- Ground Floor

The home is entered via a porch leading into a welcoming reception room, which provides access to all principal ground floor accommodation and features an original coal fireplace, setting the tone for the character found throughout. Positioned to the front of the property sits a substantial sitting room with exposed brick dual fuel wood burning stove fireplace and bi-fold doors opening directly onto the extensive rear garden, creating a seamless connection between indoor and outdoor living, along with a separate study/snug which also benefits from an original coal fireplace, ideal for home working or a quiet retreat. Additional ground floor accommodation includes a boiler room, housing a floor-standing oil boiler and booster accumulator tank, useful under-stair storage, and a cloakroom with a shower. The ground floor is rich in period detail, including ceiling roses, decorative panelling, corbels and coving, all complemented by Karndean flooring with underfloor heating throughout. The heart of the home is the spacious Howdens kitchen/diner, flooded with natural light via a large skylight and bi-fold doors opening to a covered seating area with an electric awning complete with overhead heating and lighting. The kitchen features a peninsula with integrated sockets and charging points, a walk-in pantry and an additional storage cupboard. Premium appliances include a NEFF microwave oven, slide-and-glide oven and dishwasher, American-style fridge/freezer, alongside an Everhot stove which includes 4 ovens, hot plate and induction hob. The kitchen also benefits from integrated controls for the external garden lighting serving both the ornamental water feature and glasshouse, adding further convenience to the home's thoughtfully designed outdoor spaces. The property further benefits from UPVC double glazed sash windows throughout.

Property Description- First Floor

A stunning galleried landing provides access to four separate bedrooms and the family bathroom and provides seamless access to the proposed master 5th bedroom. The principal bedroom is particularly generous in size and benefits from loft access and eaves storage. The family bathroom is well appointed with a roll-top bath and separate walk-in shower. Throughout the first floor, the character continues with ceiling roses, panelling, decorative corbels and coving, maintaining the home's elegant period feel.

Property- Externals

To the front of the property is a substantial crescent shingle driveway offering duel access to provide in-out together with extensive parking. The frontage is enhanced by a raised, low maintenance landscaped bark area and mature shrub borders, together with gated side access leading to the oil tank, coal bunker and rear garden pathways. The driveway also provides access to the main entrance, rear garden, and a two-bay cart lodge with useful loft storage and log storage to the rear.

The rear garden is a true highlight and would particularly appeal to keen gardeners. South-facing and beautifully landscaped, it offers a series of distinct and thoughtfully designed spaces and hand matured by the current owners. Immediately to the rear of the property is a courtyard garden featuring a built-in Italian stone BBQ with sink, providing an ideal entertaining area. This space also offers access to the boot/utility room and leads through to the wider garden, featuring a pergola, framed grape vines and leads to the rose garden with fountain and 360 degree seating.

The boot room itself is a purpose-built, fully insulated external structure currently used as a utility space, complete with white goods, butler sink and Wi-Fi connection.

Beyond this lies an expansive lawn bordered by mature planting and multiple seating areas. The garden extends into a stunning rose garden featuring over 130 varieties of roses, a glasshouse with power and lighting, and a wide range of established plants and flowers. Further areas include a productive potager that combines areas for cut flowers, fruit, vegetables and herbs, all of which flourishes in late summer, alongside additional potting and storage sheds. The grounds also benefit from multiple external, frost protected water taps, power sockets and a range of practical outbuildings including a workshop with integrated benches, a bar with all the works and additional seating spaces. A beautifully arranged shingle pathway with arch framed wisteria walkway leads through the garden, mature planting and seasonal colour throughout. At the base of the garden sits a large ornamental pond and an impressive detached lodge, both enjoying peaceful field views.

The Lodge

The detached lodge is a standout feature of the property and offers exceptional versatility. Positioned to enjoy open field views, it is currently used as an entertaining space but also offers clear potential as a self-contained annexe. Internally, the lodge includes a WC and a high-quality Wren kitchen/breakfast area fitted with integrated appliances including an AEG oven, induction hob and slimline dishwasher. A large 90-inch portable television is included, offering flexible indoor and outdoor viewing. Bi-fold doors open to both the side and rear aspects, leading to a sheltered seating area. The outdoor space wraps around with decorative fencing and multiple levels of decked areas with tiled BBQ area and hot tub offering views of the fields beyond the property.

Agent Note

This listing offers the opportunity to purchase the entire plot as presented, including full planning permission for the construction of a 3 bedroom detached cottage bungalow at the base of the plot, together with permission for the relocation and extension of additional dwellings if desired. For those interested in purchasing either the plot with planning permission separately, or the house individually, please refer to the separate listings or contact our office for further information.

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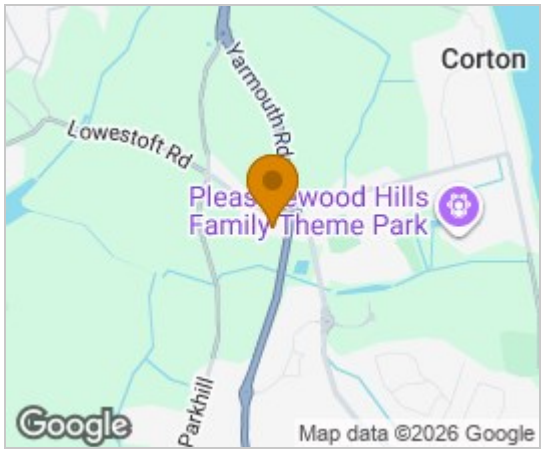
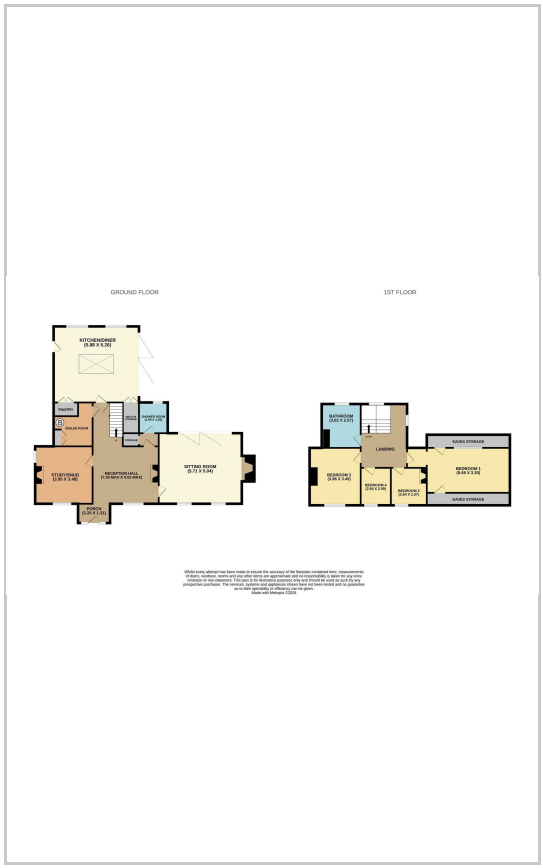
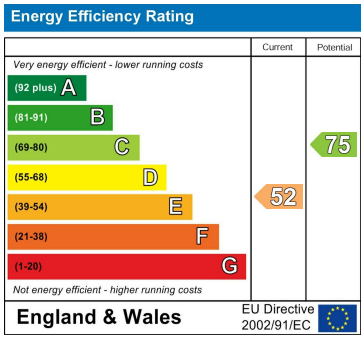
Area Map



Floor Plans



Energy Efficiency Graph



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