

£850,000
Asking Price

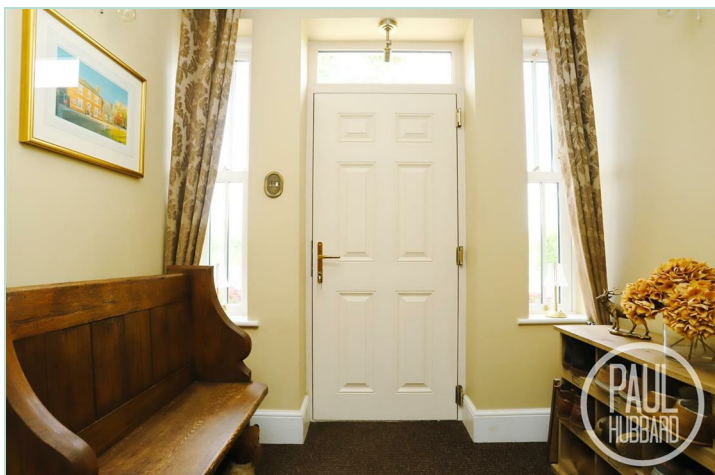


Blundeston Road

Suffolk, NR32 5DD

- Luxury detached four-bedroom family home
- 4 bedrooms with potential for 5
- Desirable coastal location, with fields to the front
- Planning permission granted for further development to existing house
- Rich in character and original period features
- Traditional English country garden with borders, shrubs & trees
- Multiple garden buildings including workshop and practical boot room
- Presented to a high standard throughout
- Off-road parking for multiple vehicles and cart lodge





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-slide 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

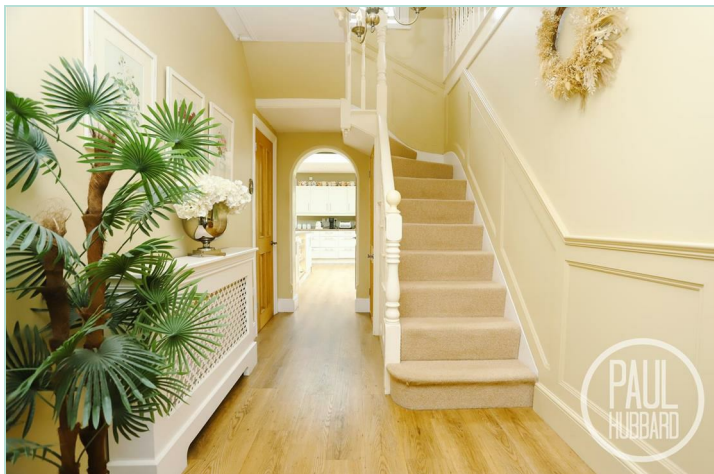
A stunning galleried landing provides access to four separate bedrooms and the family bathroom and provides seamless access to the proposed master 5th bedroom. The principal bedroom is particularly generous in size and benefits from loft access and eaves storage. The family bathroom is well appointed 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

A shingle driveway provides off-road parking for multiple vehicles, along with a cart lodge (which will be relocated for the bungalow build) complemented by raised, landscaped barked garden beds with shrub borders. A side gate gives access to an area housing the oil tank and leads via a pathway to the boot room and rear garden.



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. The boot room is a purpose-built, fully insulated external structure currently used as a utility space, complete with white goods, butler sink and Wi-Fi connection. 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. 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. The grounds also benefit from multiple external, frost protected water taps, power sockets and a range of practical outbuildings. A beautifully arranged shingle pathway with arch framed wisteria walkway leads through the garden, mature planting and seasonal colour throughout.



The workshop, bar and other ancillary outbuildings would need to be relocated if the house and garden are to be offered as separate, individual plot listings, ensuring a clear and appropriate division between the residential property and associated garden grounds.





Agent Note

This listing comprises the house only, with the plot being offered for sale separately. The plot benefits from full planning permission for the construction of a 3-bedroom detached cottage bungalow at the base of the site, together with permission for the relocation and extension of additional dwellings if desired. Alternatively, the whole property, including both the house and the plot, can be purchased together as a single purchase. Please refer to the separate combined listing for further details. For those interested in either option, please refer to the relevant listings or contact our office for further information.

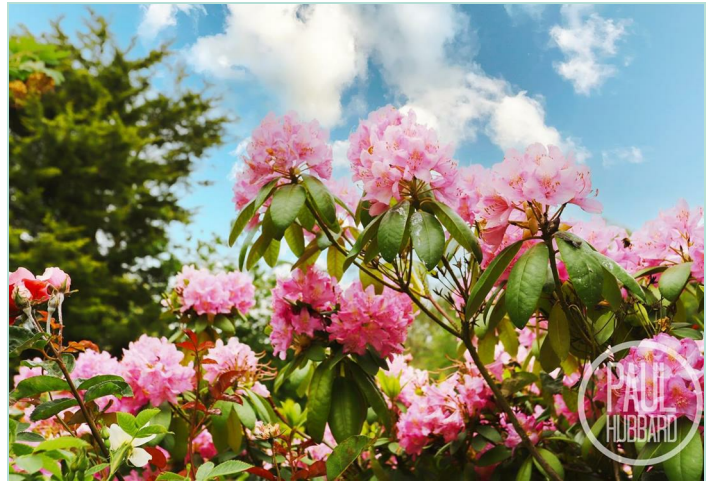


Financial Services

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Tenure: Freehold
 Council Tax Band: E
 EPC Rating: E
 Local Authority: East Suffolk Council

| Energy Efficiency Rating | | |
|---------------------------------------------|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 75 |
| (55-68) D | | |
| (39-54) E | 52 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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