

THE MODERN HOUSE



Westleton, Suffolk
£750,000 Freehold

Blythburgh Road

This recently remodelled and extended four-bedroom house on the northern fringes of Westleton, a sought-after pocket of Suffolk, is just two miles from the coast. Externally, simple barn-like silhouettes hark to the neighbouring rural vernacular, while inside, its crisp, modern interiors are bathed in an enchanting light from extensive glazing.

The house has generous off-street parking as well as a rear garden with mature trees, an expansive dining terrace and an independent studio. There is easy access to the A12, and the house is close to Darsham Station, where trains run to London Liverpool Street.

The Tour

Approached via Blythburgh Road, this house is set back with a hefty five-bar gate and post and rail fencing forming a boundary; there is a private shingle driveway with parking for several cars. Prevailing simple both in form and character, the contemporary façade is clad in rough-sawn cedar boards.

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East Anglia
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Oversized and painted bright red, the front door creates a striking impression. Beyond lie a set of neatly configured living spaces following an L-shaped plan, with views of the garden and across the surrounding countryside that create a smooth transition between inside and out. The interiors artfully combine an understated modern palette of materials with crisp, simple detailing, and there is a delightful quality of natural light throughout.

The ground floor is laid out in a predominately open plan, creating a sense of flow from one room to the next, with its spaces easily adapted to suit daily family life or entertaining. There are generous, sociable places to gather and more intimate private sanctuaries for working and retreat.

The entrance hall leads to the heart of the house – a lofty, beautifully realised and brilliantly bright space for relaxing, dining and cooking. A wall of glazed doors set within the gable forms a powerful visual connection to the stretching rear garden and opens to a spacious dining terrace – a wonderful spot for alfresco dining and night-time sundowners. On chillier days, indoors affords a warm and inviting haven; engineered oak floorboards run underfoot, and a log burner offers a natural focal point.

The kitchen has a generous provision of simple painted cabinetry paired with a woodblock worktop. The sociable central island makes the space perfectly suited to day-to-day life and large relaxed gatherings in equal measure. An overhead lantern bathes the space in a soft light and a crafted dining nook sits adjacent, perfectly placed for morning brunches and lengthy evening suppers.

Lying directly off the hall are two cosy and versatile rooms. The larger makes a lovely bedroom or generous snug, while the smaller room, lined in contemporary painted panelling, works well as a smart study.

Two further bedrooms occupy the other side of the plan, each with a peaceful aesthetic and framed garden or front courtyard views. Central is the family bathroom, where the large skylight fosters a bright feel and a joyful material, colour and textural palette mirrors the thoughtful detailing apparent throughout.

Completing the ground floor layout is the utility space and WC.

The dog-leg stair, neatly positioned in one corner of the main living space, leads to the main bedroom, where the design makes clever use of the high ceiling. The room has its own en suite shower, executed with a muted colour palette and decorative tiling patterns.

There is also a large garden studio, with an architectural profile that echoes the main house. This standalone building offers superb flexibility and could easily be adapted as an office, gym or overflow play space.

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Outdoor Space

Unfolding from the living area, the rear garden feels secluded care of surrounding mature broad-leaved trees and its array of birds and local wildlife. The layout is conceived with several spots to relax, rest and play. A patio area opens directly from the sociable living, dining and cooking areas, making it the perfect place for barbecues and alfresco dining, while watching the sunset over the big East Anglian skies.

The Area

Westleton is surrounded by rolling countryside in all directions with RSPB Minsmere a short drive and the beach at Dunwich just two miles away. The village centres around a traditional green and has an active village hall, a handy shop with post office facilities and an independent book shop, Chapel Books. There are two pubs, The Crown and The White Horse, both great spots for evening pints and hearty Sunday lunches. The house abuts the Westleton Heath Nature Reserve, a beautiful area to walk and run.

The market town of Saxmundham is just over seven miles away. It has a vibrant high street and Wednesday market for exploring a range of produce stalls. There are traditional butchers, KB Stannard & Sons for Sunday roasts and barbecues and a diverse selection of independent shops: Crisps the Stationers and Sax Velo, a handy cycle shop. There are many terrific places to eat and drink, from bistros and cafes, including Vela Art Gallery & Café, Trinity's Café and an excellent fish and chip shop, Trawler's Catch.

The area is the gateway to visiting the nearby fabulous spots along the coast, Thorpeness, Aldeburgh, Southwold and RSPB Minsmere Nature Reserve all nearby. Snape Maltings with its café and concert hall is a favourite local spot on the River Alde. The surrounding countryside offers beautiful walks and cycleways.

There is easy access to the A12, and the house is close to Darsham Station, where trains run to London Liverpool Street via Ipswich and also connect to Cambridge and Norwich.

Council Tax Band: E

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.