



1 Southolt Road, Bedfield

Minors & Brady



1 Southolt Road

Bedfield, Woodbridge

A rare opportunity to acquire a substantial detached family home with the added advantage of a versatile self-contained annex. Beautifully renovated and modernised throughout, the property effortlessly combines period character with stylish contemporary finishes, creating a home ready to enjoy from day one. Offering generous and flexible accommodation, including four bedrooms, multiple reception spaces and a spacious kitchen/dining room, it is perfectly suited to modern family living. The self-contained one-bedroom annex provides excellent potential for multi-generational living, guest accommodation or supplementary income. Further benefits include a large south-facing garden, extensive driveway parking, an impressive double garage and the added advantage of no onward chain.

- Beautifully renovated detached period home finished to an excellent standard
- Flexible one-bedroom annex with private facilities
- Annex suitable for multi-generational living or guest accommodation needs
- Potential holiday let or Airbnb opportunity, subject to requirements
- Four well-proportioned bedrooms including a principal en-suite bedroom
- Stylish kitchen/dining room forming the heart of the home
- Two generous reception rooms ideal for family living and entertaining
- Impressive 31ft double garage with workshop and storage potential
- Extensive driveway providing ample off-road parking for multiple vehicles
- South-facing garden offering excellent space for relaxing and entertaining

M&B





1 Southolt Road

Bedfield, Woodbridge

The Location

This attractive Suffolk village setting offers a wonderful balance of countryside living and everyday convenience. Bedfield is a well-regarded rural village known for its strong sense of community, picturesque surroundings and peaceful atmosphere, whilst still providing useful local amenities including a village store, primary school and traditional public house. Surrounded by rolling countryside and quiet country lanes, the area is particularly appealing to those who enjoy walking, cycling and the slower pace of village life.

Despite its rural feel, the location remains exceptionally practical. The historic market town of Framlingham lies approximately six miles away and offers a comprehensive range of amenities, including independent boutiques, cafés, restaurants, supermarkets and highly regarded schooling options. Famous for its impressive medieval castle and vibrant town centre, Framlingham has become one of Suffolk's most sought-after destinations, regularly hosting community events, markets and cultural activities throughout the year.

The popular village of Debenham is also within easy reach and provides an excellent range of day-to-day facilities, including a medical centre, local shops, supermarket, cafés and well-respected schools. The area is particularly attractive to families, benefiting from access to established educational facilities and convenient transport arrangements for secondary schooling.

The surrounding Suffolk countryside further enhances the appeal of the location, with an abundance of scenic walking routes, bridleways and rural landscapes to explore.



M&B





1 Southolt Road

Bedfield, Woodbridge

Southolt Road, Bedfield

Occupying a central village position, this attractive detached period property has been thoughtfully renovated and modernised in recent years, creating a spacious and versatile home perfectly suited to modern family living. Combining character features with stylish contemporary finishes, the property offers extensive accommodation alongside the major benefit of a self-contained one-bedroom annex, making it ideal for multi-generational living, dependent relatives, visiting guests or those seeking additional income potential. Offered with no onward chain, this is a home ready to be enjoyed from day one.

Upon entering, a welcoming entrance hall provides access to the principal accommodation and immediately highlights the successful blend of period charm and modern presentation found throughout. The main sitting room is a particularly inviting space, centred around an attractive exposed brick chimney breast that creates a warm focal point for everyday living. Double doors open directly onto the garden, allowing natural light to pour into the room whilst creating a seamless connection to the outdoor space.

A separate dining room provides further reception accommodation and is perfectly suited to both formal and informal occasions. Beyond lies the impressive kitchen/dining room, beautifully updated with stylish shaker-style cabinetry, generous worktop space and a practical layout designed for busy family life. The spacious design creates a sociable hub of the home, equally suited to entertaining guests and everyday living.



M&B





1 Southolt Road

Bedfield, Woodbridge

One of the property's most appealing features is the flexible one-bedroom annex. Currently arranged with its own sitting room, kitchen and shower room, it offers excellent independence for occupants, making it ideal for relatives, older children or guests.

Equally, the annex can easily function as part of the main residence, providing additional reception rooms, home office space, playrooms or hobby areas depending on a buyer's requirements. The layout also presents potential for holiday letting or Airbnb-style accommodation, subject to any necessary permissions and regulations.

The first floor offers four well-proportioned bedrooms arranged off the landing. The principal bedroom benefits from its own en-suite shower room, creating a comfortable private retreat, whilst the remaining bedrooms are served by a stylish family bathroom finished to a contemporary standard.

Outside, the property enjoys equally impressive practicality. A substantial driveway provides extensive off-road parking and leads to a remarkable double garage measuring approximately 31ft by 16ft, offering fantastic storage, workshop space or secure vehicle accommodation.

The predominantly south-facing garden has been designed to make the most of its sunny aspect, featuring a generous patio area ideal for outdoor dining and entertaining alongside well-maintained lawned sections, creating an enjoyable space for families and guests alike.



M&B





1 Southolt Road

Bedfield, Woodbridge

Agent's Note

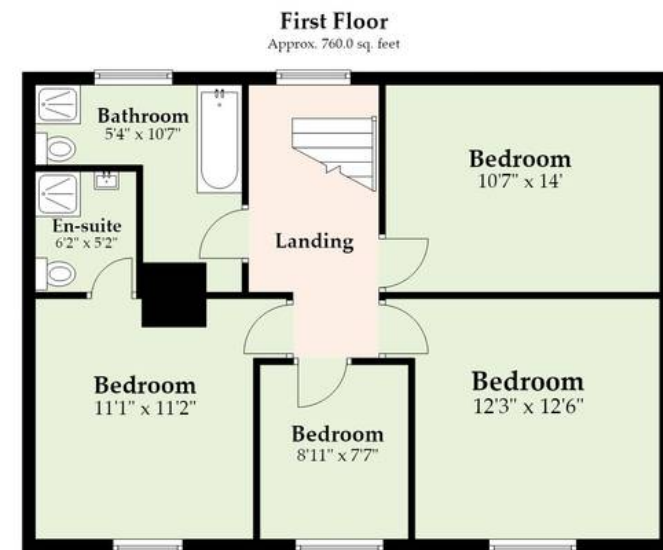
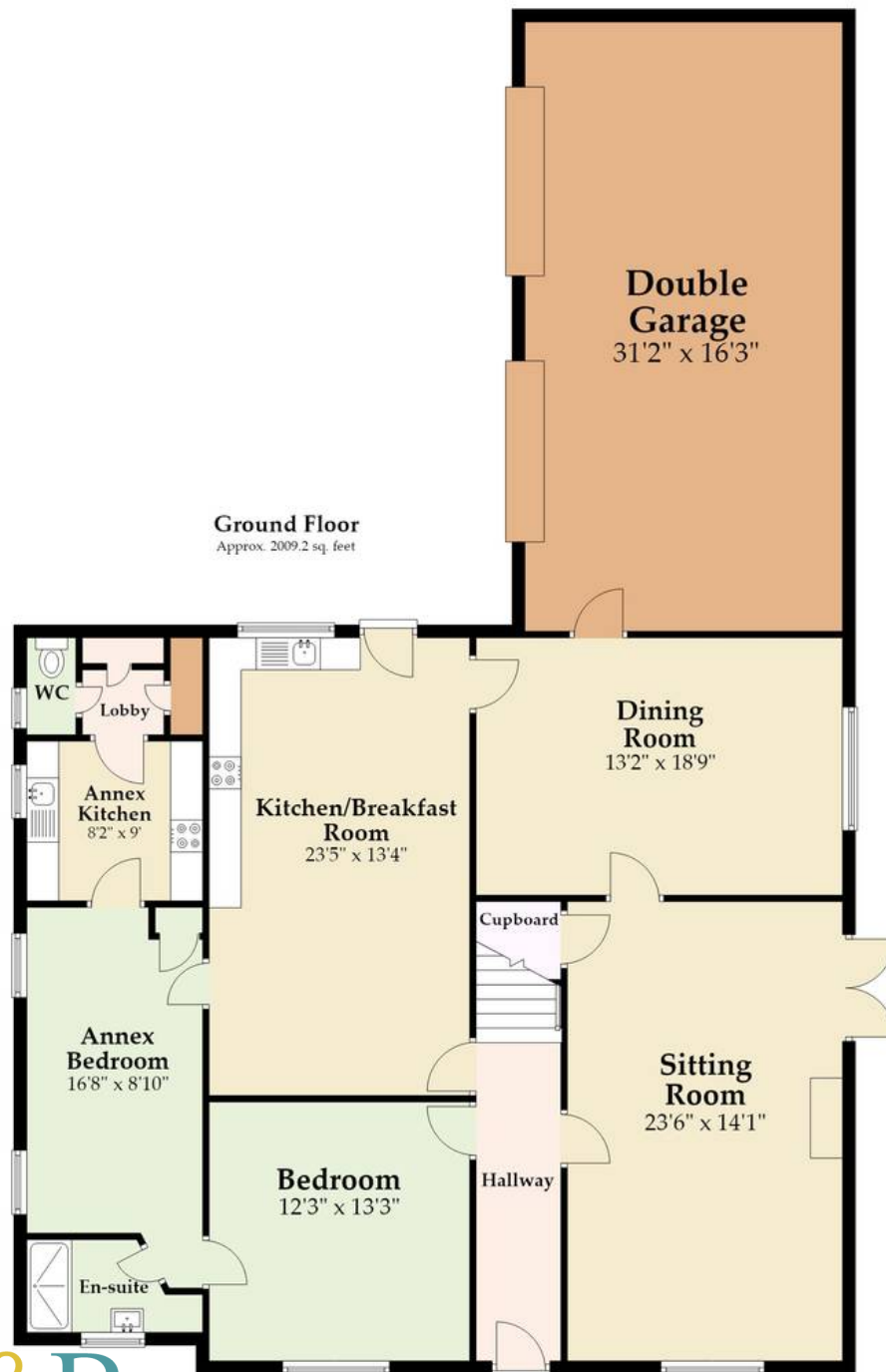
This property will be sold freehold and connected to oil-fired heating, mains water, electricity and drainage.

Please note: The property was affected by a storm in recent years as a result of a blockage to the overflow of the neighbouring pond. Since then, remedial works have been carried out, including the installation of flood protection doors and replacement drainage pipework, with the issue fully resolved. Prospective purchasers are advised to make their own enquiries and satisfy themselves regarding the works undertaken.



M&B





Total area: approx. 2769.2 sq. feet

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.

Plan produced using PlanUp.

M&B

Dreaming of this home?

Let's make it a *reality*.



Meet *Nicola*
Branch Manager



Meet *Kian*
Senior Property Consultant



Meet *Nagilla*
Aftersales Team Leader

Minors & Brady

Your home, our market



diss@minorsandbrady.co.uk



01379 771444



46-47 Mere St, Diss, IP22 4AG

BURY ST. EDMUNDS | CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



Residential | Buy-to-Let | Protection

How we can support:

- ✓ Residential Mortgages
- ✓ Protection and Insurance
- ✓ Buy-to-Let (Personal and Limited Company)



Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Adviser

Offering you quick and professional mortgage advice, every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk
W: www.norfolk-mortgages.co.uk