

*An extremely well presented five bedroom house, set in a wonderfully quiet location along Leveretts Lane on a plot of over half an acre, in the highly regarded coastal village of Walberswick.*

Guide Price  
£1,950,000 Freehold  
Ref: P7659/C

Fairhaven  
Leverett's Lane  
Walberswick  
Suffolk  
IP18 6UF



Entrance hall, 18'4 x 18' drawing room, sitting room, kitchen, dining room, ground floor bedroom/playroom, bathroom and cloakroom.

Principal bedroom with en-suite bathroom.

Three further double bedrooms and family bathroom.

Generous shingle driveway and integral single garage. Established gardens and grounds of approximately 0.54 acres (0.22 hectares).

#### Contact Us



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## Location

Fairhaven will be found in a wonderfully quiet location, set along Leverett's Lane just a short walk from the centre of the highly regarded coastal village of Walberswick, The Green, the Blyth Estuary and the sea. Walberswick is a charming, quintessential coastal village and one that is well supported with amenities including a Co-operative store, two public houses, The Bell and The Anchor, gift and arts and craft shops, a Black Dog Deli and café as well as tea rooms. Walberswick is well located to the A12 trunk road, approximately 3 miles to the west, whilst the nearby village of Darsham also offers trains to London via Ipswich.

A short distance to the north, across the Blyth River, is another popular coastal town of Southwold, which can be accessed via a footbridge over the river, or during the summer months, a foot ferry. Southwold has a thriving high street, numerous pubs and restaurants, harbour, beach and pier. The coastline either side of the town is amongst the most unspoilt in the country, while the surrounding countryside of the Suffolk Heritage Coast is designated an Area of Outstanding Natural Beauty and includes such attractions as Dunwich Forest, RSPB nature reserve at Minsmere, as well as Henham Park and the Benacre and Covehithe Broads.

## Description

Believed to originally date from the early 20th century, Fairhaven is an extremely well presented five bedroom house offering approximately 2,700 sq feet of accommodation in a delightfully quiet position along Leverett's Lane, yet within a short walk of the centre of the village and the sea.

Having been extended over the years, the accommodation flows wonderfully well, with a generous 18'4 x 18' drawing room, sitting room and ground floor bedroom or playroom with the use of its own bathroom and all accessed from the hallway. From the sitting room there is access to the spacious and well fitted kitchen with electric Aga and walk-in pantry, and with pocket doors opening into the dining room, that enjoys French doors opening onto the rear terrace and garden.

On the first floor there is the principal bedroom with en-suite bathroom, two particularly light, guest double bedrooms (one of which enjoys glimpses of the Blyth Estuary), a fourth bedroom that also connects with the principal bedroom and family bathroom.

Outside there is a large shingle driveway to the front of Fairhaven that provides plenty of space for the parking and turning of several vehicles, together with the attached single garage, that is currently used as a games room. The majority of the gardens are to the rear, and facing in a westerly direction, these enjoy the sun through the afternoon and into the evening. The gardens are predominantly laid to grass for ease of maintenance, but with established borders containing a variety of specimen flowers, shrubs and trees.

In all the gardens and grounds extend to approximately 0.54 acres (0.22 hectares).

In recent years Fairhaven has operated as a successful holiday let and the vendors would consider including all fixtures and fittings to allow for its continued use as such, and these items are available by separate negotiation.





















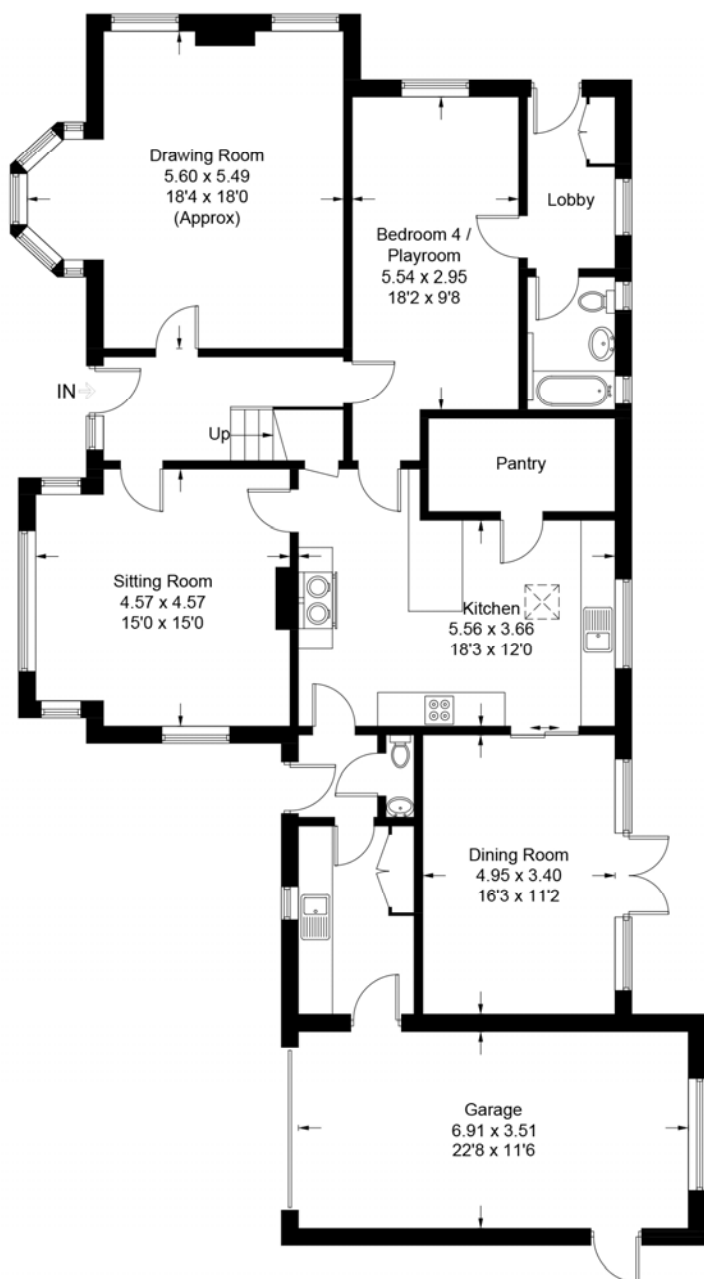




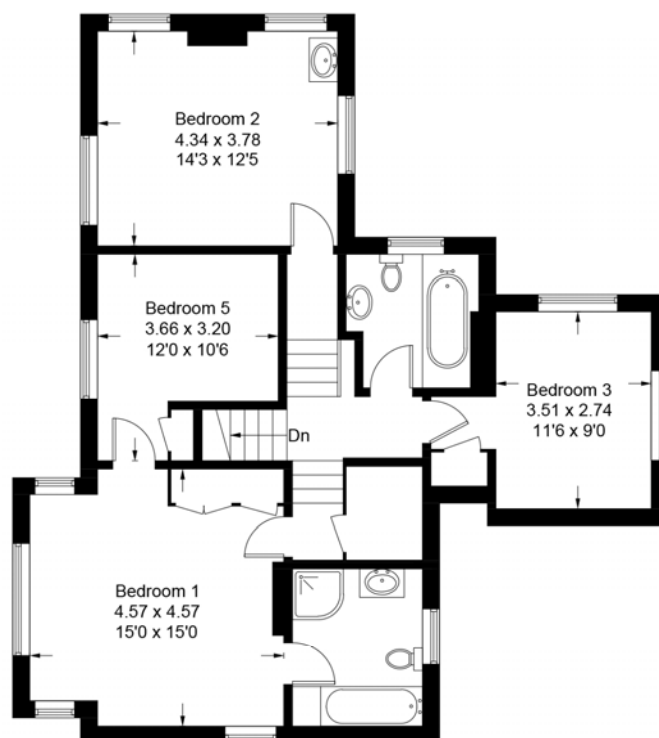


# Fairhaven, Walberswick

Approximate Gross Internal Area = 251.7 sq m / 2,709 sq ft



Ground Floor



First Floor





*Viewing* Strictly by appointment with the agent.

*Services* Mains water, electricity and drainage. Oil fired boiler serving the heating and hot water systems.

*Broadband* To check the broadband coverage available in the area click this link –

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

*Mobile Phones* To check the mobile phone coverage in the area click this link –

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

*EPC* Rating = E (Copy available from the agents upon request).

*Council Tax* Band G; £3,612.17 payable per annum 2025/2026

*Local Authority* East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000

## NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

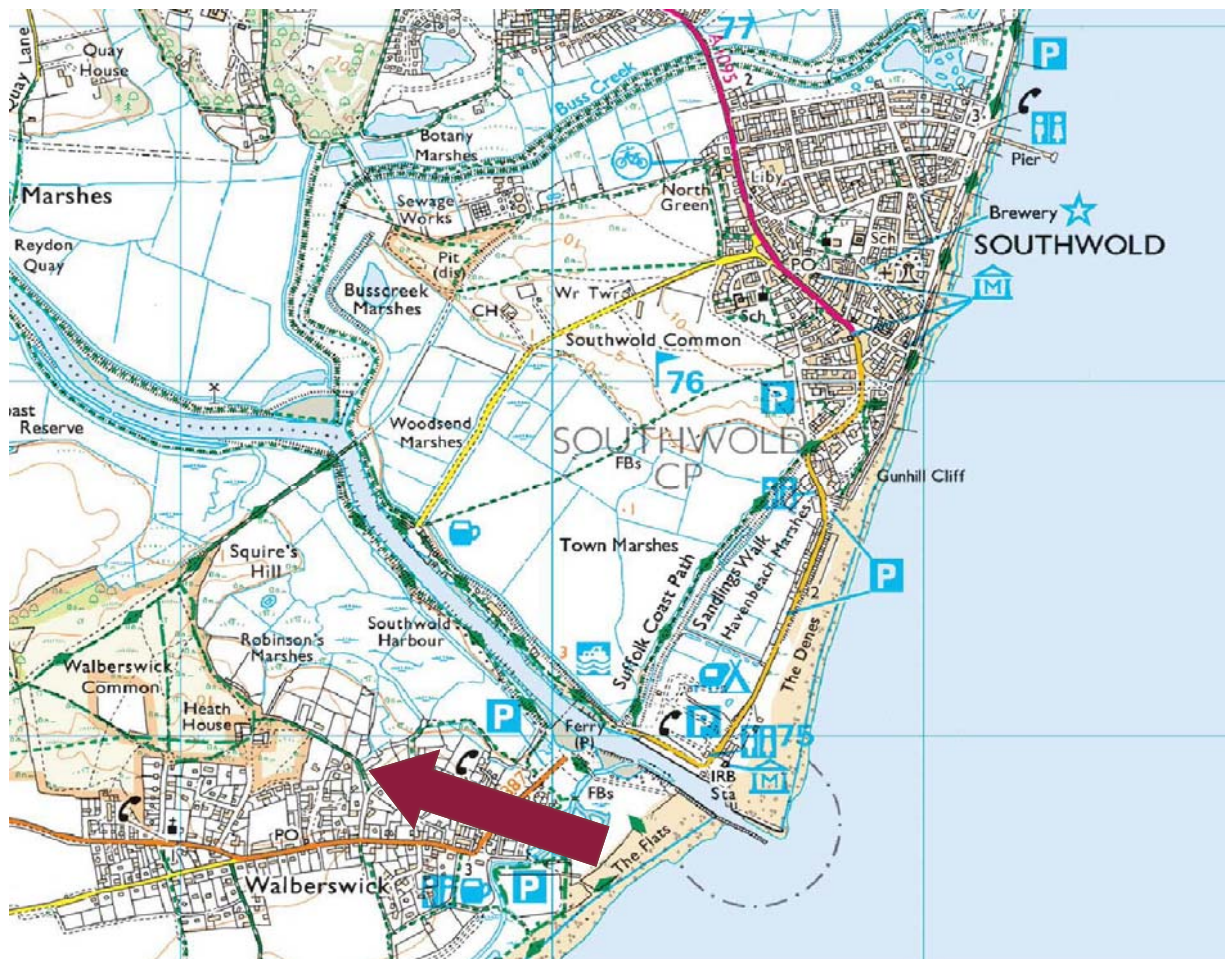
3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

*July 2025*

## Directions

Proceeding in a northerly direction on the A12, turn right onto the B1387 where signposted to Walberswick. Continue along this road, over the crossroads, and into Walberswick. Continue through the village towards The Green, turning left onto Leveretts Lane where signposted. Continue along Leveretts Lane, and just before the lane bends sharply to the right, Fairhaven will be found on the left hand side.

What3Words location: ///dabbled.timed.last



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