

EH

EXQUISITE  
HOME



# AN AREA OF OUTSTANDING NATURAL BEAUTY

The county of Suffolk is blessed with not one, but two AONBs (Areas of Outstanding Natural Beauty). Suffolk Coast and Heaths was established in 1970 to conserve the swathe of woodland, heath, estuaries and coast running from the Stour estuary in North Essex up to Kessingland near the border with Norfolk. It encompasses the Heritage Coast with its gracious seaside resorts, including Southwold, Walberswick, Aldeburgh, Thorpeness and Dunwich, the Minsmere RSPB Reserve and the natural and unspoiled verdant woodlands and heath in between. Tourists flock to this region, enchanted by the pretty inland villages, the lovely coast and air of peace and tranquillity. Transport links in this part of the county are excellent, with the A12 running south from Lowestoft to Colchester, Chelmsford and thence to London and regular fast trains connecting with Ipswich and on to London Liverpool Street. The historic city of Norwich is only 26 miles away. With its many amenities, road and rail links, this area is perfect for those who need to commute to work.





On the very edge of the AONB is the pretty village of Wrentham, on the A12 in the northeast of the county. Beccles, the gateway to the Norfolk Broads, is eight miles to the northwest, bustling Lowestoft is just under ten miles to the north and lovely Southwold is four and a half miles to the south. For a relatively small community, Wrentham is well served with amenities. It has two pubs, a village shop, Post Office, hairdresser's, a busy village hall, a Chinese takeaway and a delicatessen. The Old Town Hall is a magnificent building, constructed in the mid-Victorian era in the Gothic Revival style. On the main road through the village sits this absolutely delightful detached family home, the former bakery. Thought to have been constructed two hundred years ago, it was originally two cottages but is now a very generous house. Full of original period features, with a large and flexible interior and a pretty secluded back garden, it is the ideal family home. The present owners bought it in 2013, attracted by the large outbuilding at the bottom of the garden which had the potential to be converted into a home office. Since moving in, they have added a car port with power and light and a mezzanine floor and converted the garden outbuilding into a generous office with its own electricity supply, phone line and superfast broadband, plus a workshop. They have also put in new flooring, completely refurbished the dining room, redecorated throughout, installed new radiators and put in French doors to the garden and patio.

There is enough room for six cars to park on the gravelled drive and in the carport and there is further parking on the other side of the road if needed. Drifts of fragrant lavender add splashes of colour to the drive and the large shop windows at the front let in huge amounts of natural light. The front door leads into the hallway and to the right is the breakfast area which faces out to the front. With its quarry tiles and cosy dimensions, it is the ideal space for a morning coffee or a leisurely breakfast. The kitchen flows from it, also with quarry tiles, exposed beams and a large inglenook fireplace housing a Rangemaster with three electric ovens, a hot plate and a gas hob. The cabinets are painted duck egg blue and the large island has a solid wood top and plenty of storage space built in. There is a back door leading to the west-facing rear garden. The owners simply love cooking and entertaining in their kitchen, particularly when the grandchildren come round. It is the ideal layout for a family with plenty of room for everyone. Many happy family Christmases have been enjoyed here and the plethora of good sized reception rooms means that there is space for the older members of the family to have a rest while the younger ones play. There is a utility room with plumbing for the washing machine and a dishwasher and a toilet leading off the kitchen. A door from the breakfast room opens into the dining room with its vaulted ceiling, wooden floor and double doors into the garden. At the front of the house to the left is the cosy lounge with its wood burner and large windows. The owners spend most of their evenings in here, watching television, reading and relaxing. The ground floor accommodation is completed by the boot room which is where the dogs sleep. It has a lockable door to the rest of the house meaning that the back door can be left open for the dogs to enjoy the secure garden in complete safety. This room would make the ideal snug if desired as it has an open fireplace and the original brick floor.



*“A delightful Regency family home”*





The staircase leads up to the generous landing from which radiate three bedrooms and the family bathroom. The principal bedroom benefits from a spacious four piece en suite bathroom, with a large freestanding bath, walk in shower and plenty of natural light pouring in. The second and third bedrooms are good sized doubles. The smart contemporary three piece family bathroom has a large walk in shower and plenty of storage. There is a small space with a lockable door by the principal bedroom. If desired, the two other bedrooms and family bathroom could be let out as an Airbnb with the correct planning in place.

# LOCATION

The southwest facing garden is absolutely delightful. It has a slate path leading from the parking area up to the large patio area and is mainly laid to lawn, with thoughtful and colourful planting of Virginia creeper and a hibiscus. The fragrant herb garden has rosemary, thyme, lemon balm, coriander, sage, mint and bay growing in it, while a sweet mock orange and fuzzy Pride-of-Rochester scramble up the back of the house. There are spring bulbs, clematis, hydrangea, forsythia, jasmine, honeysuckle, Italian arum lilies, New Zealand flax, sunflowers and lots of hollyhocks and foxgloves. The garden is alive with wild birds, many of whom make their nests there.

The house is ideally placed for trips to Southwold, just over five minutes' drive away. Benacre National Reserve and wild Covehithe beach are nearby and Lowestoft has all the larger shops and amenities anyone could want. The village itself is vibrant and thriving with a bowls and tennis club, regular tea dances, antique and craft fairs. With a perfect location on the edge of the Heritage Coast and with wonderful transport links, many period features, a large and flexible interior, off street parking and a low maintenance mature garden, this delightful Regency family home is full of wonderful qualities.



**Approximate Gross Internal Area**  
**Main House = 174 Sq M/1873 Sq Ft**  
**Outbuilding = 47 Sq M/506 Sq Ft**  
**Total = 221 Sq M/2379 Sq Ft**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		Current	Potential
Very Low	A		
Low	B		
Medium	C		
Below Average	D		
Average	E		
Below Average	F		
Very Low	G		

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