



EH

EXQUISITE
HOME

PERFECTLY PLACED

Suffolk is fortunate to have two AONBs (Areas of Outstanding Natural Beauty), Suffolk Coast and Heaths and Dedham Vale. The former 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. This is an extremely popular region for tourism with its pretty inland villages, 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. With its many amenities, road and rail links, this area is perfect for those who need to commute to work.





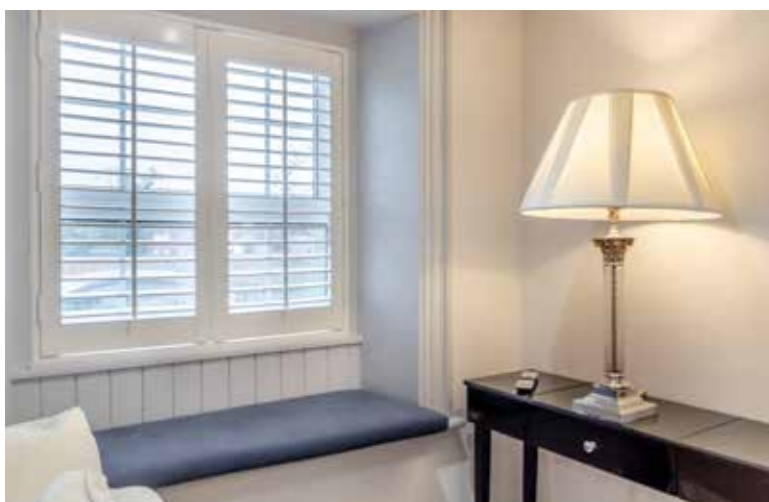
Standing on the High Street in the Wrentham Conservation Area is this smart Edwardian house arranged over three floors which has been extended in the past to make it into the spacious, versatile property it is today. The present owners bought it in 2019 as a project, taking it back to its bare bones and completely refurbished it, putting in a new kitchen, bathrooms, re-plumbing, re-wiring, re-flooring and decorating throughout. The annexe has been transformed into a smart standalone unit with great potential. A generous gravelled drive gives enough space to park three cars and there is a pleasant outlook over fields and trees. The front door leads into a delightful entrance hall with a Cavendish limestone floor and purpose built storage units made by a local carpenter. There is enough room for a chair and table and with its light and attractive atmosphere, this space would make the ideal reading nook. The hallway opens into the charming dual aspect living room with its built in window seats and log burner. The owners chose a New England style of interior design throughout as a nod to the nearby Heritage Coast and this is very evident in the wooden floor and neutral palette of the house. This is the ideal family room, cool in summer and warmed in winter by the very efficient wood burner.

Next door is the crisp, contemporary kitchen/breakfast room with the staircase to the first floor tucked away around the corner. Floored in grey slate-effect porcelain and with wall tiles in anthracite slate-effect porcelain, with units painted in slate grey, wooden worktops in grey oak, a built-in larder cupboard, integrated electric oven with gas hob and extractor hood and integrated microwave, dishwasher, washing machine and fridge, this is an extremely workable and well planned kitchen, built by a local carpenter and designed to flow beautifully. There is enough room for a table and chairs and it makes the ideal space for informal dining and everyday family meals. The kitchen flows naturally into the light filled dining room next door with its French doors leading out to the sunny courtyard at the back. On summer days, the doors can be flung open letting the outside in. The ground floor accommodation is completed by the small sun room, a lovely space where sunshine and natural light flood in.

The staircase rises to the first floor where there is a good sized landing. The magnificent principal bedroom occupies much of this floor with its sash windows allowing natural light to pour in, a purpose built dressing area with hanging space and an elegant en suite shower room with a large chrome towel heater. This is a lovely principal suite decorated in a soothing natural palette. The spacious four piece family bathroom is also located on this floor, with its free-standing claw foot bath with floor mounted taps and shower, walk in shower, built in shelves, large chrome towel heater and tongue and groove panelling painted in a striking shade of blue. On the second floor, there are two further double bedrooms, one dual aspect, and a playroom with a skylight. There is also a smart three piece shower room with chrome towel heater, making this storey ideal for guest accommodation.



Beautifully Appointed



“The property been meticulously designed with an eye to space, light and versatility...”



Huge Potential

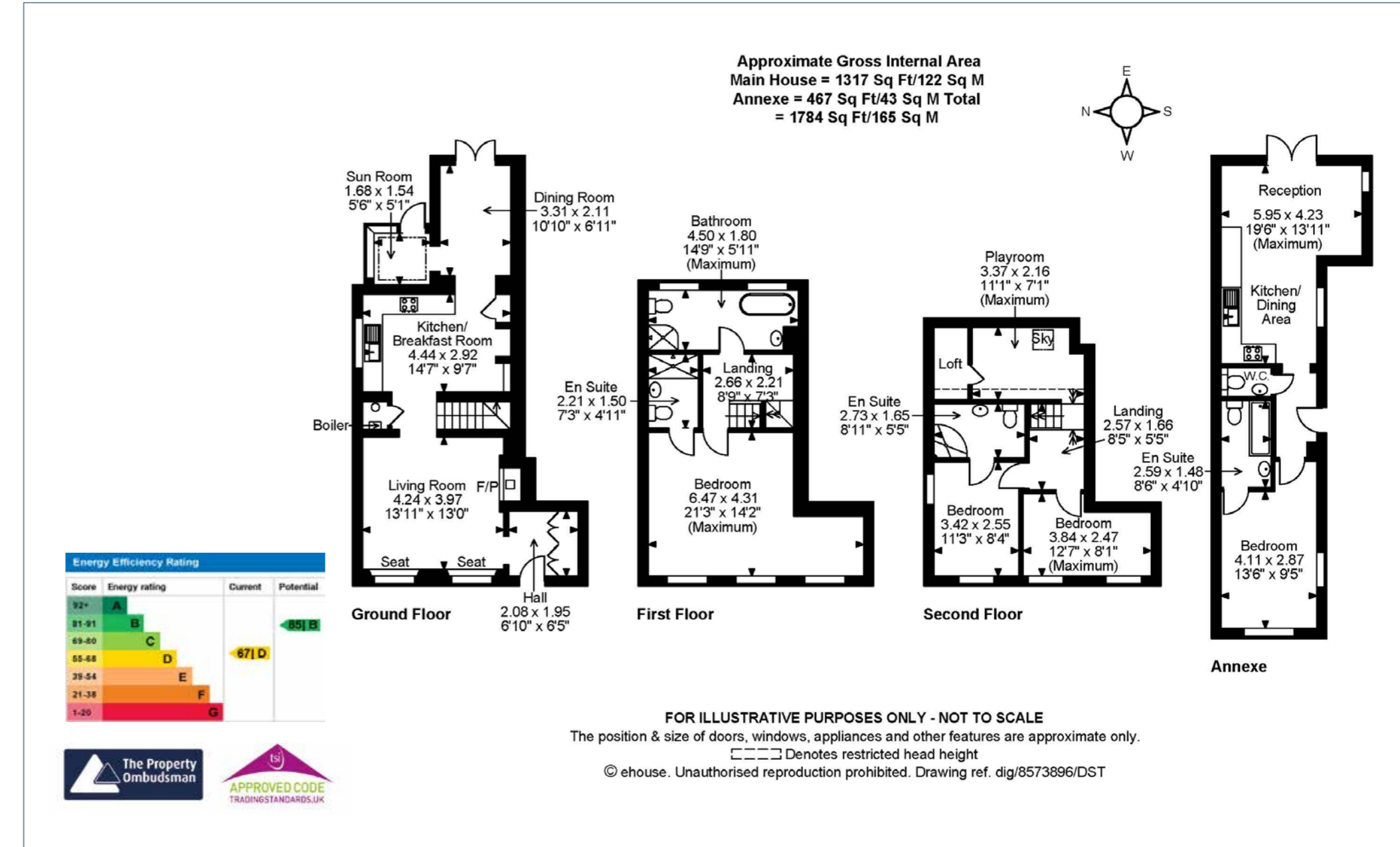
To the left of the house is the annexe with its reception room with kitchenette and doors out to the garden, double dual aspect bedroom, toilet and bathroom with bath. Just as elegant and contemporary as the main house, this would make a wonderful holiday let or Airbnb, ideally situated as it is on the A12 and close to the coast. It would suit holiday makers or those who have to travel for work and gives potential for a second income stream.

LOCATION

There is a small courtyard to the rear of the house and several seating areas connected by winding paths. The rest of the garden is laid to lawn. There are two sheds, a pergola and a number of mature trees and bushes. A new owner could easily put their stamp on this space as there is more than enough room for further planting, flowerbeds or a veg patch. The garden backs on to the Benacre Estate and looks out over managed woodland and fields beyond, giving a delightfully rural and peaceful character. There is a brick arch with a doorway giving access to the garden avoiding the need to walk through the house.

On the very edge of the Suffolk Coast and Heaths 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, Lowestoft is ten miles to the north and Southwold is four and a half miles to the south. The beach at Covehithe is within walking/cycling distance and is only two miles from the house. Although a small village, Wrentham is vibrant and thriving with a bowls and tennis club, regular tea dances, antique and craft fairs. It has two pubs, a village shop, Post Office, hairdresser's, a busy village hall, a Chinese takeaway, delicatessen, Doctors Surgery and a wine merchant specialising in fine French wines who holds weekly tastings. The parish church of St Nicholas is Grade I listed and dates back to the fifteenth century. Ideally placed for trips to Southwold, just over five minutes' drive away, or for days out at Benacre National Reserve or wild Covehithe beach, there are also larger towns such as Woodbridge and Lowestoft within easy reach.

With a perfect location on the edge of the Heritage Coast and with wonderful transport links, this charming house is simply bursting with potential.



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