



2 West End Farm Cottages
West End | Wrentham | Suffolk | NR34 7NH

A RURAL DELIGHT



Beautifully renovated semi-detached rural cottage set in a picturesque Suffolk village close to the amenities of Beccles.

This stunning property offers four double bedrooms, two ensuites, a spacious sitting room and an open plan kitchen / dining room. For those seeking proximity to the coast, the cottage is located within a stone's throw of the beautiful town of Southwold. Furthermore, this gorgeous home is offered for sale with a considerable 3.5 acre plot (stms). Whether you want space for horses or simply land to pursue your hobbies, this charming home delivers on all fronts.



KEY FEATURES

- A Beautifully Presented and Spacious Semi-Detached Cottage
- Located in an Envidable Position in Wrentham
- Sitting in a Plot Measuring 3.5 Acres (stm)
- Benefitting Four Bedrooms; Two With Ensuite
- Kitchen Breakfast Room; Pantry and Separate Laundry Room
- Spacious Living Room
- Off Road Parking; Double Garage and other Useful Outbuildings
- The Property Extends to 1678 sq.ft
- EPC Rating E

There is very little the current owners didn't need renovate when they purchased this former farm worker's cottage four years ago. They reconfigured the layout, enlarging rooms, replacing windows, removing walls, updating flooring and much more. That was before installing a new kitchen, family bathroom, ensembles and decorating throughout. "We basically gutted it" laughs the current owner. It's fair to say that more than giving this property a new lease of life, the renovation has transformed the house entirely. The owners have a keen eye for design and have created a finished property that gently blends striking modern detailing with charming original features.

The house was originally purchased as a second home, to complement their busy lives in London. "That was the plan," he confesses, "but we loved area so much that we decided to relocate here full time." Commuting into London once or twice a week isn't an issue. Brampton station is only a 9-minute drive away and provides regular links to Ipswich where there are frequent services to London Liverpool Street. There is also Fibre to the property, so working from home isn't a challenge. Living in the cottage full time has allowed the owners to indulge their gardening passion - and what a garden! The property comes with an impressive 3.5 acre plot (stms) which includes gardens and paddocks. The owners have taken full advantage of this and now keep their own chickens, geese, turkeys and goats.

Step Inside

The ground floor has been configured to optimise space and light in the property. There is a spacious, double aspect kitchen / dining room, equipped with handmade, soft grey Shaker style units and solid wood worktops.





KEY FEATURES

The splash backs have been tiled with striking patterned tiles which inject a modern twist. The owners have also fitted a handmade island unit to create additional worktop space.

A stunning 4 oven electric Aga, with conventional fan oven and grill commands attention within this lovely room. Sat within a crafted recess, this iconic item is the dream of most cooks, as well as real statement piece. Complementing this, patterned splashback tiles have been thoughtfully fitted behind the Aga, adding a touch of flair to the arrangement.

At the dining end of the room, an exposed brick chimney breast offers hints of the original property. Abundant light floods into the room through the large window at this end. A generous utility room, fitted with a selection of wall and base units adjoins the kitchen and provides a home for white goods. There is also a useful walk-in pantry for additional storage of kitchen provisions.

The expansive L-shaped living room is a truly spectacular space. The room is incredibly bright, thanks to the double aspect windows and glass doors that lead into the garden. Tastefully decorated with warm oak flooring, the owners have installed an eye-catching Swedish woodburner which serves as a captivating focal point within the space.

To the first floor are three generous double bedrooms. Stunning wood flooring has been continued throughout this level and all rooms reflect the stylish décor seen on the ground floor. The principal bedroom features an original cast iron fireplace and enjoys the luxury of a spacious ensuite shower room. This ensuite is fitted with a large shower tray, concealed cistern WC and a twin sink vanity unit. Adding a delightful pop of colour to the room, the shower area has been artfully tiled with striking turquoise fish scale tiles.

The family bathroom is beautifully fitted, with a concealed cistern and a full length bath with over-bath shower and screen. There is a further attic room at the top of the house which boasts its own ensuite shower room, making it an ideal, self-contained room for visiting guests.









KEY FEATURES

Step Outside

Access to the property is via large gates that lead to a gravelled driveway that curves towards the house. There is plenty of parking here for multiple vehicles. To the front of the property is a pretty cottage garden enclosed by fencing and a privet hedge. The cottage garden is stocked with well planted borders and mature trees. To the rear of the property are two original outbuildings, one is used as storage for firewood and the other is used as a shed. There is also a greenhouse, which will delight the keen horticulturalist. An oak framed cart lodge with two garages provides further storage for cars or other garden equipment. To the left of this is a workshop which could easily be fitted out as an office or gym.

Gardening enthusiasts will enjoy the meticulously fashioned fruit and vegetable garden which features raised beds flourishing with well-established plants. An elevated deck, adorned with exotic plants, forms a charming tropical oasis and a perfect spot to relax and enjoy the serenity.

Equestrian Use

Beyond the gardens, the property includes additional grazing land divided into two paddocks. The larger paddock spans approximately two acres, while the second paddock covers around an acre. There is useful vehicular access to the paddocks as well as convenient gated vehicle entry from the road.

The Location

The property is situated approximately three miles from the village of Wrentham. Wrentham has a rich history and displays this with its mix of historic buildings and traditional architecture. While relatively small, the village offers a range of amenities including local shops, two pubs, a post office, GP surgery, a deli and a village hall. Wrentham is located approximately six miles south-east of the pretty market town of Beccles and seven miles south-west of Lowestoft.













INFORMATION



On The Doorstep

Wrentham is a village in the county of Suffolk. It falls under East Suffolk Council. Wrentham has a pub, village hall and basic local amenities.

How Far Is It To?

Wrentham is close to the coastal village of Covehithe (2 miles) and the popular seaside town of Southwold (3.5 miles) and the attractive market town of Beccles (10 miles). Wrentham lies 27 miles to the south east of the beautiful cathedral city of Norwich and 36 miles to the northeast of Ipswich. Halesworth is just 10 miles away and has rail links to Ipswich and the onward link to London Liverpool Street.

Directions - Please Scan The QR Code Below

Take the A145 London Road when leaving Beccles and continue along this road until you reach the village of Shaddingfield. After passing the Shaddingfield Fox Public House, take a right hand turn on to Sotterley Road. At the end of the road, turn left on to Lower Green which then joins The Run and Waterloo Road. When you reach the crossroad at Falcon Inn Road, go straight over and continue along this lane and the property will be found on the left hand side.

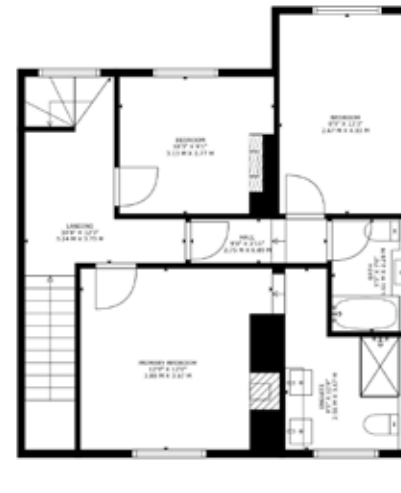
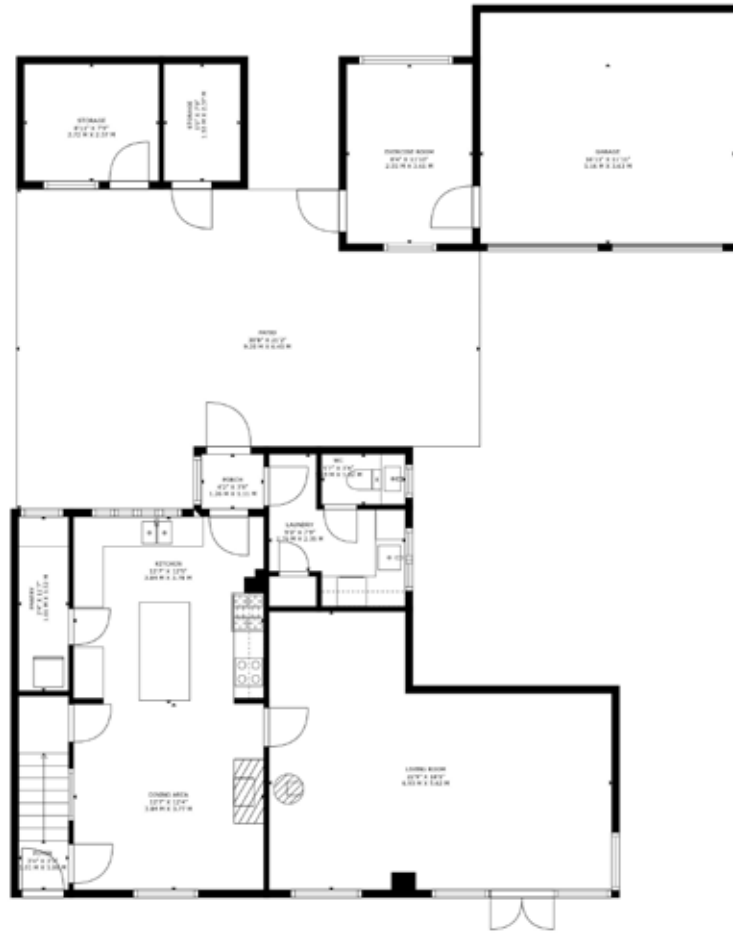
What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [///mermaids.adapt.prospered](https://mermaids.adapt.prospered)

Services, District Council and Tenure

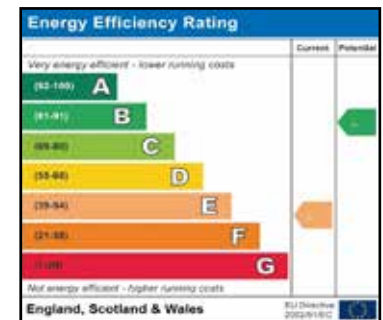
Oil Central Heating, Mains Water, Private Drainage Via Septic Tank, East Suffolk Council; Council Tax Band C
Freehold





GROSS INTERNAL AREA
 FLOOR 1: 952 sq. ft, 88 m2, FLOOR 2: 535 sq. ft, 50 m2, FLOOR 3: 191 sq. ft, 18 m2
 EXCLUDED AREAS: PORCH: 15 sq. ft, 1 m2, PATIO: 534 sq. ft, 50 m2, STORAGE: 108 sq. ft, 10 m2,
 GARAGE: 201 sq. ft, 19 m2, LOW CEILING: 131 sq. ft, 12 m2, LANDING: 128 sq. ft, 12 m2
 TOTAL: 1678 sq. ft, 156 m2
 MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





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Fine & Country Waveney
23a New Market, Beccles, Suffolk, NR34 9HD
01502 533383 | beccles@fineandcountry.com

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