



THE
LARK
PARTNERSHIP



Wrentham | Suffolk

Past & Present...

Standing proudly on the High Street within the Wrentham Conservation Area, this elegant Edwardian home is arranged over three floors and has been thoughtfully designed to create the spacious and versatile property it is today. The current owners acquired the property in 2019 as a renovation project and have since undertaken a comprehensive refurbishment, taking it back to its bare structure and transforming it throughout. Works included a new kitchen and bathrooms, full re-plumbing and re-wiring, new flooring, and complete redecoration. The annexe has also been beautifully upgraded into a stylish, self-contained unit offering excellent potential. A generous gravel driveway provides parking for up to three vehicles, while the property enjoys a pleasant outlook over fields and mature trees.

The front door opens into a delightful entrance hall featuring Cavendish limestone flooring and bespoke storage units handcrafted by a local carpenter. With space for a chair and table, this light-filled and welcoming area lends itself perfectly to a reading nook.

The kitchen/breakfast room is both crisp and contemporary, with the staircase neatly tucked away beyond. Finished with grey slate-effect porcelain flooring and coordinating anthracite wall tiles, the space is complemented by slate grey cabinetry, grey oak worktops, and a built-in larder cupboard. Integrated appliances include an electric oven with gas hob and extractor hood, microwave, dishwasher, washing machine, and fridge. Designed and built by a local carpenter, the kitchen is both highly practical and beautifully arranged, with ample space for a dining table, making it ideal for everyday family life. The kitchen flows seamlessly into a light-filled sitting room, where French doors open onto a sunny courtyard, allowing for an effortless connection between indoor and outdoor living during the warmer months. The ground floor is further enhanced by a charming sunroom providing a beautiful area for breakfast, a peaceful space flooded with natural light.





Perfect for entertaining...

From the hallway, you enter the inviting dual-aspect sitting room, complete with built-in window seats and a log burner. Styled in a subtle New England-inspired aesthetic, reflecting the nearby Heritage Coast, the room features wooden flooring and a calm, neutral palette. It provides a comfortable and welcoming environment year-round, remaining cool in summer and cosy in winter thanks to the efficient wood burner.



Elegant Spaces...

The staircase rises to the first floor, where a generous landing leads to the impressive principal suite. This magnificent bedroom is bathed in natural light from its sash windows and benefits from a bespoke dressing area with ample hanging space, as well as an elegant en suite shower room featuring a large chrome towel radiator. The suite is finished in a soothing, natural colour scheme. Also on this floor is the spacious family bathroom, beautifully appointed with a freestanding claw-foot bath with floor-mounted taps and shower attachment, a separate walk-in shower, built-in shelving, a large chrome towel radiator, and tongue-and-groove panelling painted in a striking shade of blue.

The second floor provides two further double bedrooms, one of which is dual aspect, along with a playroom featuring a skylight. A stylish three-piece shower room with chrome towel radiator completes this level, making it ideal for guests or older children.



Huge potential...

To the side of the house, the annexe offers superb additional accommodation. It comprises a reception room with kitchenette and doors opening to the garden, a dual-aspect double bedroom, and a bathroom with bath, along with a separate WC. Finished to the same high standard as the main house, the annexe presents an excellent opportunity for use as a holiday let or Airbnb, particularly given its convenient position on the A12 and proximity to the coast, offering potential for an additional income stream.



Location...

Outside, the property enjoys a charming and well-established garden. Immediately to the rear is a courtyard, leading to several seating areas connected by winding paths. The remainder of the garden is laid to lawn and features two sheds, a pergola, and a variety of mature trees and shrubs. There is ample scope for further landscaping, whether that be additional planting, flowerbeds, or a vegetable garden. The garden backs onto the Benacre Estate, with views over managed woodland and open fields, creating a wonderfully peaceful and rural setting. A brick archway provides external access to the garden, allowing entry without passing through the house.

Situated on the edge of the Suffolk Coast and Heaths Area of Outstanding Natural Beauty, the attractive village of Wrentham lies along the A12 in the northeast of the county. The market town of Beccles, known as the gateway to the Norfolk Broads, is approximately eight miles to the northwest, while Lowestoft lies ten miles to the north and the popular coastal town of Southwold is just four and a half miles to the south. The unspoilt beach at Covehithe is within easy walking or cycling distance, approximately two miles away. Despite its size, Wrentham is a thriving and vibrant village, offering a wide range of amenities including a village shop with Post Office, two public houses, a cafe, Chinese takeaway, hairdresser, and a well-regarded doctor's surgery. The village also boasts a bowls and tennis club, a kitchen shop, ladies fashion shop and a busy village hall hosting regular events such as antique fairs and tea dances. The parish church of St Nicholas, a Grade I listed building, dates back to the 15th century.

Perfectly positioned for exploring the Heritage Coast, with Southwold just a short drive away, as well as nearby highlights such as Benacre National Nature Reserve and the wild beauty of Covehithe beach, the property also benefits from easy access to larger centres including Woodbridge and Beccles.

With its enviable location, extensive refurbishment, and versatile accommodation including a high-quality annexe, this exceptional home offers a rare opportunity to enjoy coastal and countryside living at its finest.





Key Information

LOCAL SCHOOLS:

- Brampton Church of England Primary School, 0.68 Miles, Rated Good
- Ilketshall St Lawrence School, 2.93 Miles, Rated Good
- Bungay High School, 13.6 Miles, Rated Good
- Saint Felix School- independent - 5 Miles Away

LOCAL AUTHORITY:

East Suffolk Council
Council Tax Band C

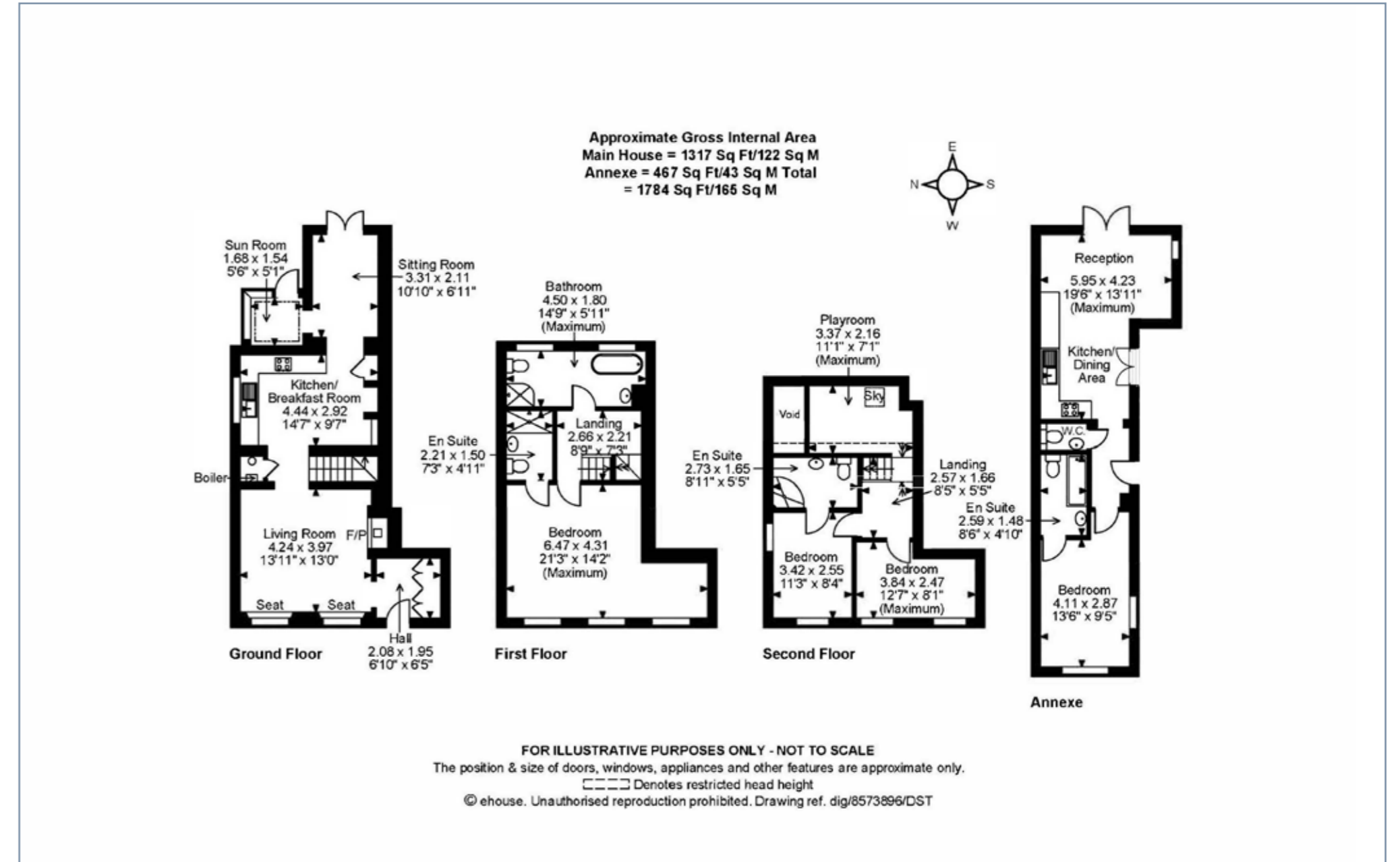
TENURE:

Freehold

SERVICES:

Heating Type Gas
Electricity Mains
Water Mains
Sewerage Mains
Internet 59.5 Meg download. 15.1 upload
Current Provider PLUS NET

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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