The Church Rooms Church Lane

Wenhaston









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The Church Rooms Church Lane

Guide Price £325,000

A Remarkable 300-Year-Old Heritage Home...
Steeped in history and beautifully reimagined for modern living, The Church Rooms is an exceptional former parish building believed to date back approximately 300 years. Recognised as a Non-Designated Heritage Asset (NDHA), the property forms an important part of Wenhaston's local story, having served the village for generations before its sensitive conversion into a distinctive home. Extensively refurbished in 2024, it now brings together the character, proportions and architectural detail of its past with a wonderfully comfortable contemporary interior.

Set in a wonderfully peaceful position close to the heart of Wenhaston and neighbouring the village church, the setting immediately feels special. The main street is only moments away, while the village hall, local shop and an excellent network of countryside walks are all readily accessible. With very little passing traffic, The Church Rooms enjoys an appealing sense of seclusion without feeling isolated, making it equally suited to a permanent home, Suffolk retreat or an easily managed lock-up-and-leave.

Steps rise to the entrance, opening into a generous hallway where there is ample space to create a practical boot and coat area. From here, the accommodation unfolds across a single level, with the centrepiece undoubtedly being the superb open-plan kitchen, dining and living room. This impressive space makes full use of the building's ecclesiastical origins, with a soaring pitched ceiling, beautifully shaped windows and retained architectural details creating a room of genuine presence. A multi-fuel stove forms a natural focal point, while there is generous space for both relaxed seating and a substantial dining table, making this an inviting room for quiet evenings as much as gatherings with family and friends.

The kitchen has been thoughtfully incorporated into the room with a clean, contemporary finish and a comprehensive range of integrated appliances, including oven, microwave, fridge-freezer and dishwasher, together with hob and extractor. The result is a highly sociable living space in which the modern additions sit comfortably alongside the building's much older fabric.

There are two generous double bedrooms, both offering excellent proportions. The principal bedroom enjoys an outlook towards the courtyard and incorporates a useful dressing area with space for wardrobes and additional furniture, while the second bedroom comfortably accommodates a king-size bed with room to spare. The main bathroom is particularly well appointed, with a freestanding bath, separate corner shower, wash basin and WC, while a second shower room doubles as a useful utility space, incorporating a walk-in shower, WC, basin and provision for laundry appliances. Further built-in storage provides practical space for everyday household necessities.

The refurbishment has given the property an up-to-date feel while retaining the features that make it individual, with a modern electric heating system complementing the multi-fuel stove in the principal living space.

Outside, a private courtyard garden provides an attractive and wonderfully low-maintenance extension of the accommodation. There is plenty of room for outdoor seating and dining, together with outside lighting, a water tap and gated access directly to the parking area. The property benefits from a parking space with an EV charging point, adding another particularly useful modern convenience.

Wenhaston itself is one of Suffolk's well-positioned villages, surrounded by the open countryside, heathland and woodland for which this part of the county is so well known. Everyday amenities are available locally, while nearby Halesworth provides a wider range of shops and services together with schooling and medical facilities. Families are also well placed for a choice of schools throughout the surrounding area.

One of the great attractions of this location is its proximity to the Suffolk Heritage Coast. The coastal towns and villages of Southwold, Walberswick and Dunwich are all within easy reach, offering everything from beaches and coastal walks to independent shops, cafés, pubs and restaurants. It is a setting that allows the best of both worlds: village life and open countryside on the doorstep, yet with some of the county's most celebrated coastline only a short drive away.

Rarely does a building combine such a tangible connection with village history and such an accomplished contemporary renovation. Around three centuries old, sensitively refurbished in 2024 and recognised for its local heritage significance, The Church Rooms is an individual Suffolk home with a story all of its own — distinctive, beautifully presented and perfectly placed for enjoying both the countryside and coast.

Agents notes...
A pre-recorded walkaround tour is available for this property

EPC - The property's name has been changed since the EPC was carried out.











GROUND FLOOR
70.0 sq.m. (754 sq.ft.) approx.



TOTAL FLOOR AREA : 70.0 sq.m. (754 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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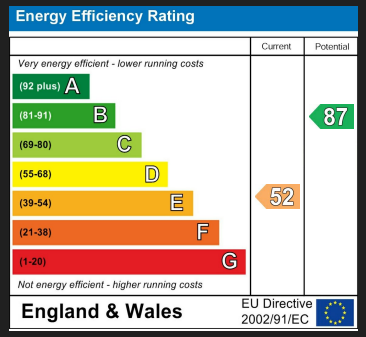
Local Authority

East Suffolk

Council Tax Band

Exempt

Directions





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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