



Wrentham, Beccles

Guide Price £500,000

- Three Double Bedrooms
- Sitting Room & Lounge
- One Bathroom & One Shower Room
- One Bedroom Annexe
- Wood Burner
- EPC - D
- Beautiful Enclosed Gardens
- Sought After Location

High Street, Wrentham

Wrentham is a charming village located between Southwold and Lowestoft, offering a range of local amenities including the Black Dog Deli, convenience store, shops, two pubs, café, and a village shop with a post office. The cottage is also within easy reach of several beautiful beaches, including Southwold, and Kessingland, all just a short drive away, as well as Covehithe Beach within walking distance from the property. Benacre Nature Reserve, a nearby gem, can be reached by car or on foot. The reserve is home to a rich variety of wildlife, including over 100 species of breeding birds like marsh harriers, bearded reedlings, and water rails. The reeds grown here are used for the local thatching, which is characteristic of Suffolk's traditional architecture. A short distance away, Southwold is a popular destination for day trips, known for its independent shops, cafés, and restaurants, as well as the famous Adnams Brewery. The Sole Bay Fish Shop, a local favourite (currently closed for refurbishment but set to reopen soon), offers a wonderful seafood dining experience and a fishmongery at its entrance. Other local spots include The Two Magpie Bakery, The Harbour Inn, and The Black Olive Delicatessen. For families, the primary school in nearby Reydon has been rated "Good" by Ofsted, as have the nearby secondary schools: East Point Academy, Beccles Free School, and Alde Valley Academy. The nearest train station, Darsham or Brampton, is just over 10 minutes away by car, offering services to Lowestoft to the north and Ipswich to the south, with connections to London Liverpool Street. A local bus stop is also located outside the property leading to Southwold and Beccles.



Council Tax Band: C



DESCRIPTION

This delightful property, originally two separate Georgian cottages, exudes charm and is situated in a picturesque village near the Suffolk coast. The home is surrounded by a large, beautifully planted garden filled with mature perennials that thrive in the coastal air. The grounds also feature several outbuildings, including a charming annexe, a summerhouse ideal for enjoying sunsets, and a handy potting shed. At the rear, there's private parking. Set within the Wrentham Conservation Area, the property is conveniently close to Covehithe Beach, Southwold, and Brampton Station.

Part of a terrace of cottages, the house was constructed at a time when a new turnpike road brought travelers from far and wide to Beccles. Its striking red-brick façade is enhanced by glazed black pantiles, sash windows adorned with glazing bars beneath segmental arches, and decorative brick dentil eaves corning. For further historical details, please refer to the History section.

A winding path leads you through a well-established garden, filled with climbing roses, hardy geraniums, and other perennial plants. This leads to a charming glass porch along the house's red-brick rear façade, inviting guests inside. You enter through the kitchen via a stable-style door, allowing for a smooth transition between indoor and outdoor spaces during warmer months.

The kitchen is well-appointed, with an adjacent larder offering ample storage space. The slate flagstone floors continue into the adjoining dining area, providing plenty of room for a generous farmhouse table. A downstairs WC and utility room are tucked away nearby for convenience.

At the front of the house is a spacious sitting room, painted in a soothing greenish-blue. The chimney breast, which divides the sitting room from the adjacent lounge, features a double-sided wood-burning stove that can be accessed from both sides. Built-in shelves in the sitting room offer plenty of space for books, and glazed alcove cabinetry adds further charm. The lounge features additional alcove shelving and exposed beams, with eight-over-eight sash windows framing views of the front garden.

Upstairs, two bedrooms are arranged around a central landing, while a third bedroom and two bathrooms are accessed via a separate staircase. The original floorboards run throughout the first floor, and reclaimed stained-glass panels have been incorporated to bring natural light into the space. Two fully boarded loft spaces are available, allowing ample of room for storage.

The garden also features a spacious studio annexe, a wonderful retreat for guests or those wishing to immerse themselves in the surrounding nature. Inside, the annexe boasts a kitchen crafted from reclaimed timber and a wood burner that provides warmth and character.

OUTSIDE

The gardens surrounding the house have been thoughtfully designed, offering a wild, flowing style that provides year-round interest. The grounds are anchored by a variety of trees and shrubs, with tall grasses gently swaying in the sea breeze. A large climbing rose climbs over walls and structures, while foxgloves peak above the flower beds in summer. Alchemilla, ox-eye daisies, and clematis add bursts of color throughout the warmer months. At the rear of the garden, a summerhouse offers the perfect spot to relax

and enjoy a good book. Towards the end of the garden, a potting shed sits next to a gravel parking area, enclosed by a pretty picket fence.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently C.

VIEWING ARRANGEMENT

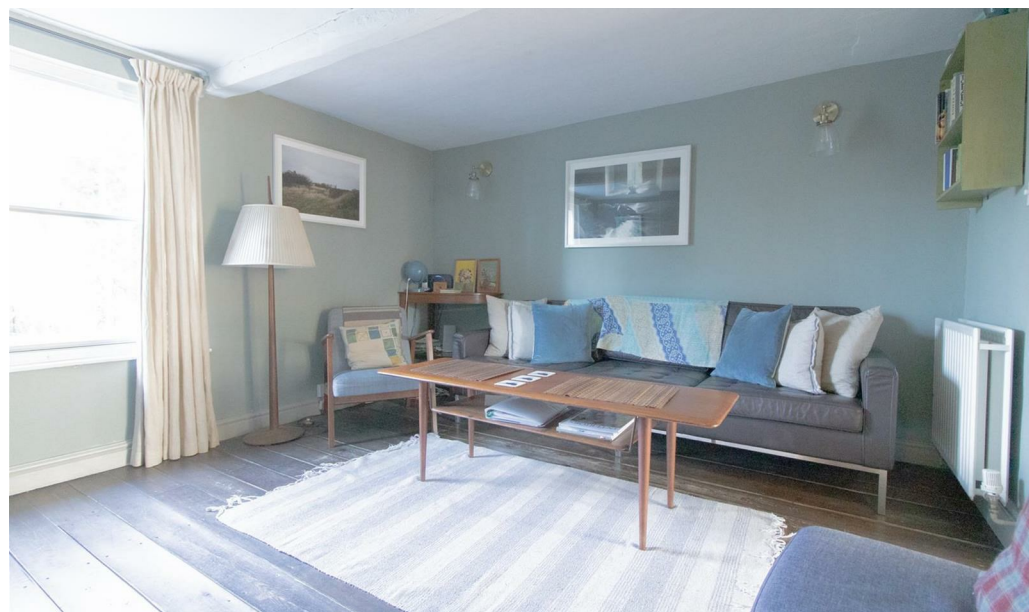
Please contact Flick & Son, 8 Queen Street, Southwold, IP18 6EQ for an appointment to view.

Email: southwold@flickandson.co.uk

Tel: 01502 722253 Ref: 20734/RDB.

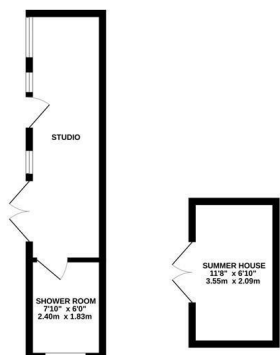
FIXTURES & FITTINGS

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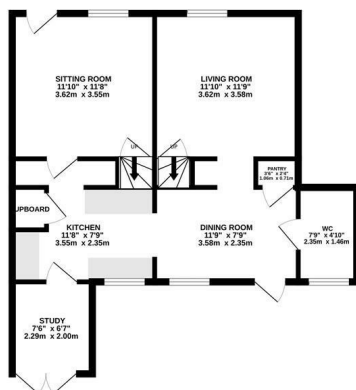




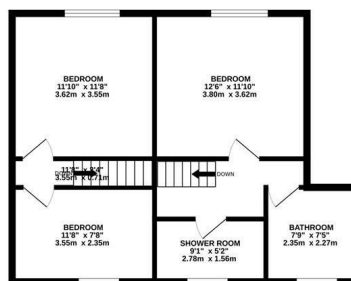
OUTBUILDINGS
248 sq.ft. (23.0 sq.m.) approx.



GROUND FLOOR
599 sq.ft. (55.6 sq.m.) approx.



1ST FLOOR
560 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA : 1406 sq.ft. (130.6 sq.m.) 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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Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com