



2 The Old Vicarage
Wangford | Suffolk | NR34 8RW

PURE PARADISE



This heavenly home was once a vicarage, packed with Georgian good looks and character. It's a fine property and spacious too, with well-tended south-facing gardens that add to its abundant appeal. Just a few miles inland from Southwold, it's also a great place from which to enjoy the very best of the glorious Suffolk Heritage Coast, with walks, cycle paths and wildlife aplenty. The village setting means you can enjoy a friendly year-round community, with all the advantages of the popular holiday spot on your doorstep.







- A Beautifully Presented Georgian Attached Grade II Listed Residence
- Located in the popular village of Wangford & Ideally Positioned Within a Short Drive to Southwold
- The Property would Make an Ideal Family Home or Possibly Second/Holiday Home
- The Ground Floor Consists of a Kitchen and Three Further Receptions Rooms
- The First Floor Benefits from Two First Floor Bedrooms (one Ensuite Shower Room) and Family Bathroom
- Two Further Second Floor Bedrooms
- Large South West facing Garden, Mainly Laid to Lawn and Patio Area
- Off Road Parking for Several Vehicles and Barn Style Garage with Power & Lighting
- EPC Exempt
- The Property Extends to 1863sq.ft

An ideal weekend retreat or main residence, this impressive home forms a substantial part of the former vicarage, with views over the pretty village church. Grade II listed, it has some unusual and appealing features, such as a gorgeous panelled sitting room, with the elegant proportions and light-filled rooms of the Georgian era.

A Period Piece

The vicarage dates back to the early 18th century and was originally all one property. It fell into disrepair and sat derelict for much of the 20th century before being divided into two spacious homes and beautifully restored. The character has been preserved and the handsome frontage with the tall chimneys and sash windows sets the tone for the light and airy accommodation inside. The owner describes it as 'a house for all seasons', with a garden room opening onto the sunny, south-facing terrace for blissful summer days, and the cosy ambience of the oak-panelled sitting room and open fire being the perfect place to curl up with a good book on a cold winter's evening.

So Very Versatile

In recent years, the property has been a family home and later a very successful holiday let. It's been beautifully maintained and lovingly refreshed and comes to the market in excellent condition. It's a place that does lend itself to being filled with people and has plenty of space and a versatile layout. You enter the property to find the sitting room to one side and the formal dining room to the other. The latter leads into the kitchen, creating a comfortable and practical flow. The kitchen itself is bright and welcoming, with room for a family table, while beyond this, the garden room has bifold doors and makes an excellent family room or snug. Upstairs, there are four bedrooms, two on each floor. One is en-suite, while the other three share the family bathroom. The top floor is sure to be a hit with children or teens and has a central study area, which would also lend itself to use as a playroom or reading nook.



Quiet Yet Connected

Outside, there's a generous parking area and a large south-facing private garden that's a real suntrap. The village is perfect as it has a well-stocked shop, a popular pub, a doctor's surgery, vets and the church. Having a year-round community is a real bonus – a rare thing in this part of the world! You can cycle or hop on the bus if you want to visit nearby Southwold, or explore up and down the coast by car or on foot. This area draws bird-watchers and has a thriving arts scene too, so there's plenty to do. You're close to the A12, although far enough that there's no disturbance, which makes it easy to get out and about. If you're a music lover, you'll also be pleased to know that Latitude Festival is held close by and is actually walkable from the house – the owner has very much enjoyed being able to attend the festival during the day whilst having a comfortable en-suite bedroom to return to each night!









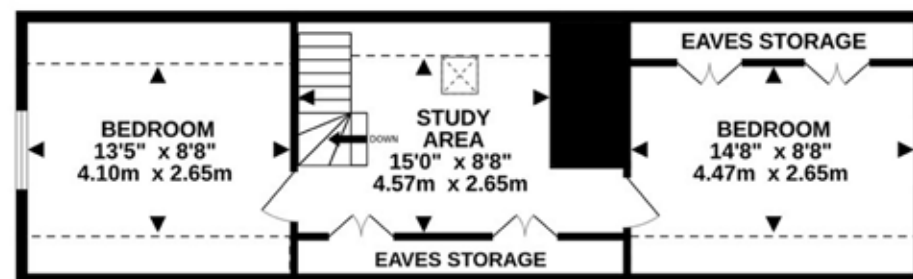




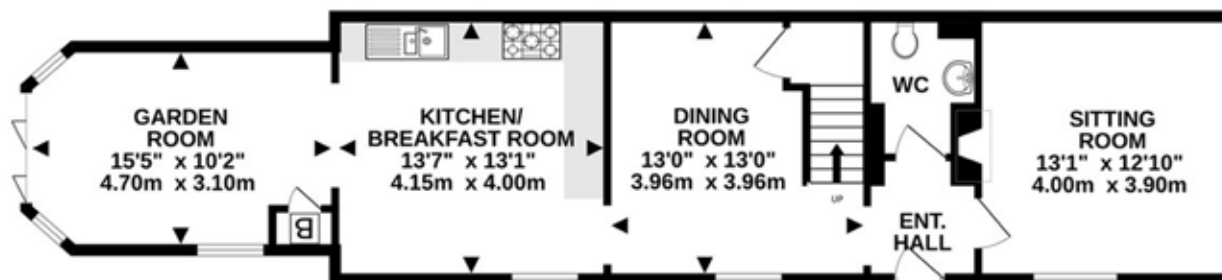




1ST FLOOR
569 sq.ft. (52.8 sq.m.) approx.



2ND FLOOR
565 sq.ft. (52.5 sq.m.) approx.



GROUND FLOOR
729 sq.ft. (67.8 sq.m.) approx.

TOTAL FLOOR AREA : 1863 sq.ft. (173.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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On the Doorstep...

Wangford village stands on the edge of the rich and varied landscape of the Suffolk Coast and the Heathland here is an Area of Outstanding Natural Beauty. Wangford has its own Village Shop, Community Centre, Childrens Play Area, Doctors Surgery, Veterinary Surgery and Post Office as well as a popular local Public Houses, The Plough and The Angel.

How far is it to?...

The popular seaside town of Southwold is only 3 miles to the east of Wangford with Halesworth 10 miles to the west. The nearest train station is at Halesworth, for the East Suffolk Line (London Liverpool Street - Ipswich - Lowestoft). There are Bus Stops throughout the village with services to Southwold, Lowestoft and other local villages.

Directions

When leaving Beccles, take the A145 London Road towards Ipswich. After approximately 7 miles take a left turn signposted towards Wangford. At the next junction take a left onto A12. Take the next right turn signposted Wangford. Take the next right on to High Street and then a left on to Church Street, the property can be found on the right hand side.

What Three Words Location

//what3words// chromatic.passenger.motive

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.

Services and District Council

East Suffolk Council
Council Tax Band E
Gas Central Heating
Mains Water
Mains Drainage

Tenure

Freehold



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