



Wrentham House
86 Southwold Road | Wrentham | Suffolk | NR34 7JF

WELL KNOWN LANDMARK



“This house is something of a local landmark,
everyone who lives around here knows it because its eye catching and very attractive.
Standing handsome and proud in around three acres of its own gardens,
it’s a home with history and one with plenty of authentic character.
Set in a superb location with glorious views,
just a couple of miles from Covehithe beach and a short hop from Southwold.”



KEY FEATURES

- A Beautifully Presented Grade II Listed Property with Classic Georgian Architecture and Timeless Appeal
- Situated in the Charming Village of Wrentham, Close to the Heritage Coastline
- Spacious & Versatile Living Accommodation including Four Generous Reception Rooms
- Providing Excellent Guest Accommodation with Eight Bedrooms & Five Bathrooms
- Extensive Outbuildings offering Potential for Home Working, or Conversion (STP) extend to 2,915sq.ft
- Grounds of approx 3.07 acres featuring Landscaped Gardens and a Wonderful Walled Garden
- A Charming Carriage Driveway & Further Off-Road Parking for Several Vehicles, complemented by Secure Garaging
- Ideally Positioned just a Short Drive from the renowned Coastal Town of Southwold & Covehithe Beach
- The Accommodation extends to 5,717sq ft

This home is very special indeed. It's been well cared for by the current owners over several decades. They've raised their family here and the house has worked well at every stage as their children have grown. You're part of a year-round community with plenty happening in every season, and you also have easy access to Southwold and the Suffolk heritage coast, yet when you're at home, you feel as though you're in the middle of nowhere, with open countryside all around and beautiful views.

Plenty Of Personality

This Grade II listed property dates back to around 1820, although parts of the interior may be even older. It's certainly very attractive and elegant and has lots of wonderful features within, including wooden floors, fireplaces, sash windows, high ceilings and oak beams. For a time the village GP's surgery was here, in what is now the billiard room, so residents who have lived here for many years remember coming to the house in the past. As it's an eye-catching and three-storey property, many people from the surrounding area will have noticed it when driving past, and that was certainly the case for the owners. They were living in the village and had admired the house many times as they were passing, when they learned that it was on the market and snapped it up. At the time, over 30 years ago, the house had been empty for a while and the owners decided the property deserved a new lease of life and set about bringing it back to its best. They have fitted a bespoke kitchen, replaced all the bathrooms, redecorated throughout and more whilst preserving the wonderful original features that give the home its charm.





KEY FEATURES

Meeting All Your Needs

It's proved to be an incredible family home and the owners have loved raising their children here. From the moment you enter the property it's sure to impress, yet it also has a very comfortable, homely and welcoming feel. The entrance hall is made up of the two original front reception rooms and the owners' children used to play in here as it's such a good size. It is also great for parties whether it is creating a cocktail bar in here for a birthday party or hosting a drinks party at Christmas. There's a large billiards room to one side and they've had plenty of fun in here too. They have even put a tabletop on the billiards table and hosted around 20 guests for dinner with room for more. There's a charming drawing room with shutters, plus two further reception rooms and a study, so you have enormous flexibility in the ways you can use the rooms – the house can adapt to a family's changing needs over time and is excellent for hosting and making memories, yet you can always find a quiet corner if you need a moment's peace. The kitchen benefits from a neighbouring boot room, utility and laundry room, so it's a practical home too. There's an unusual Victorian glasshouse, which is a fabulous place for evening drinks in the summer and offers glorious views. There are up to eight bedrooms spread over the top two floors, so again there's lots of versatility. Five of the bedrooms are en-suite and most have delightful views, whether over the garden, or the fields across the road. You also have outbuildings here, including a home office detached from the main house. This gives you the shortest of commutes but retains that sense of separation between your work and personal lives. It also means that associates or clients never need come into your home itself.

Making The Most Of It All

Entertaining outside is equally good. The owners have enjoyed many a barbecue in the sunny, sheltered courtyard and hosted their children's birthday parties in the walled garden. There's lots to attract a keen gardener and wildlife which will appeal to nature lovers, with the stream running along the bottom of the garden and cows grazing in the surrounding meadows. The village is another great asset, with a lively and welcoming community making it easy for you to put down roots, even if you're new to the area. The village hall hosts events such as cinema nights and weekly coffee morning drop ins, as well as being the meeting place for various hobby and interest groups. Unlike some of the nearby towns and villages, this is that little bit off the beaten track, so you don't get overrun in summer and there's still a strong community all year round. There's a pub, shop and Post Office, plus several other amenities on the doorstep. You're close to the A12 so it's easy to get out and about. You're less than two miles from Covehithe beach, where the owners often visit, and close to Southwold, so you can take advantage of all the events there, such as fireworks on New Year's Eve and regular fetes and fairs.

































INFORMATION



On The Doorstep

Wrentham is a popular village in the county of Suffolk and has two pubs, village hall, sports facilities and plenty of local amenities and businesses. Wrentham is steeped in history stretching back to Saxon times and is mentioned in the Domesday book. It is a mixture of old and new with some small new housing estates strategically placed so as not to detract from the overall impression of a very attractive village. It has some very pleasant buildings and has won the 'Best Kept Village' competition several times in the past.

How Far Is It To?

Wrentham is close to the coastal village of Covehithe (2 miles) its beach was named as one of the seven best secret beaches in the UK (Sunday Times April 24) and Southwold (5 miles) a quaint old Suffolk seaside resort untouched by time. From there you can walk, or take the row-boat ferry to Walberswick, named in The Telegraph in June 2025 as one of the 20 most beautiful seaside villages in Britain. Beccles a pretty market town, which has excellent boating facilities on the River Waveney. Oulton Broad is the most Southerly of the 'Norfolk' Broads, being in Suffolk! It connects to the other Broads and holiday cruisers can be seen here and at Beccles. Wrentham lies 27 miles to the south east of the beautiful cathedral city of Norwich and 36 miles to the north east of Ipswich. Halesworth is just 10 miles away and has rail links to Ipswich and the onward link to London Liverpool Street.

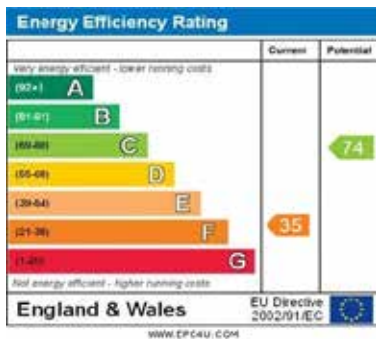
Directions - Please Scan QR Code Below

Take the B1062 when leaving Beccles and turn right onto B1127 towards Wrentham. Follow this road crossing two roundabouts and driving through Ellough and Hulver. After Henstead church, take a right hand turn onto the B1127 towards Wrentham. Take a left turn down Chapel Lane and continue on the B1127. At the junction, go straight over onto Southwold Road and continue on the B1127. The property can be found on the right hand side and before the Five Bells Public House.

Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage
ADSL Broadband Available - Please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
East Suffolk District Council - Council Tax Band G
Freehold





TOTAL FLOOR AREA : 5717 sq.ft. (531.1 sq.m.) approx.

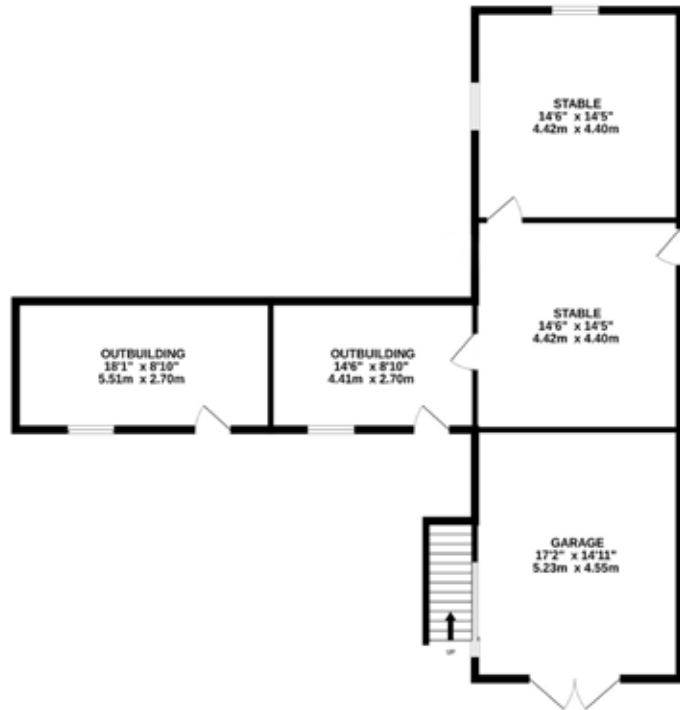
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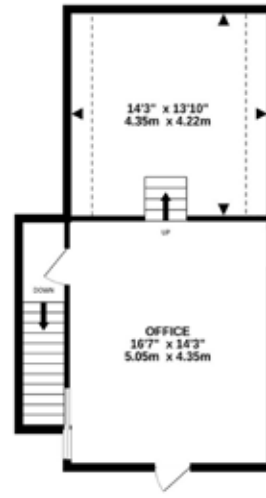


THE OUTBUILDINGS

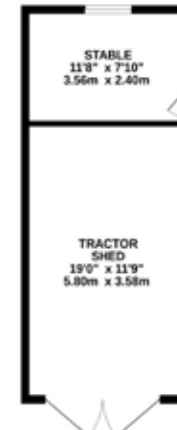




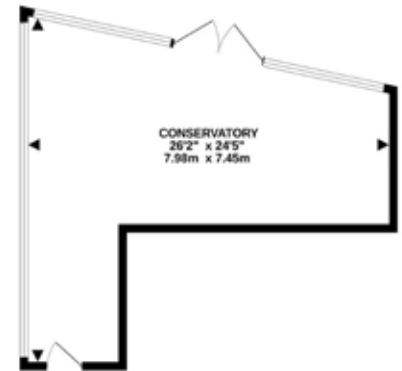
OUTBUILDING GROUND FLOOR
385 sq.ft. (35.3 sq.m.) approx.



OUTBUILDING 1ST FLOOR
208 sq.ft. (19.2 sq.m.) approx.



TRACTOR SHED
322 sq.ft. (29.9 sq.m.) approx.



2ND FLOOR
287 sq.ft. (26.6 sq.m.) approx.

TOTAL FLOOR AREA : 2195 sq.ft. (204.0 sq.m.) approx.

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