Flick & Son Coast and Country







Wenhaston, Halesworth,

Guide Price £850,000

- £850,000-£875,000 Guide Price
- · Four Bedrooms
- · Sought After Location

- · Stunning Views Across Blyth Valley
- · Three Bathrooms, Two Ensuites
- · Large Garden With Field Views

- · Open Plan Kitchen/Family Room
- · Dining Room and Living Room
- · EPC C

Narrow Way, Wenhaston, Halesworth

£850,000-£875,000 Guide Price Wenhaston is a picturesque village located in the heart of Suffolk, offering a peaceful rural setting with easy access to nearby towns and the coast. Surrounded by beautiful countryside, the village is known for its charming thatched cottages, historic church, and a close-knit community. Wenhaston is just a short drive from the market town of Halesworth, which provides a range of local amenities, including shops, schools, and a railway station with direct links to London. The stunning Suffolk Heritage Coast, including the popular seaside towns of Southwold and Walberswick, is within easy reach, offering beautiful beaches and coastal walks. With its tranquil atmosphere, scenic views, and excellent connections to nearby towns and the coast, Wenhaston offers the perfect blend of rural charm and modern convenience.









Council Tax Band:





DESCRIPTION

This stunning four-bedroom detached property in Wenhaston, Suffolk, combines modern living with luxurious features and breath-taking views of the Blyth Valley. The open-plan kitchen and living area is perfect for entertaining, featuring a modern kitchen with polished granite worktops, a breakfast bar and a spacious living room and large glass panels that offer stunning views of the rear garden and valley. The downstairs also includes a walk-in pantry, utility room, and laundry room for added convenience. The property boasts four double bedrooms, two with ensuites, and the principal suite features a walk-in wardrobe/dressing room, with a well-appointed family bathroom serving the remaining bedrooms. Upstairs, a galleried landing leads to a sophisticated sitting room with a grand brick open fire, while a sun terrace offers unparalleled views of the Blyth Valley toward Southwold, completing this exceptional home.

BEDROOMS

The property features four spacious double bedrooms, each designed with comfort and style in mind. Two of the bedrooms come with their own modern ensuites, offering added privacy and convenience. The principal bedroom is particularly impressive, boasting a large walk-in wardrobe and dressing area, providing ample space for storage and getting ready. Patio doors lead from the principal bedroom directly to the rear garden, offering a seamless connection to the outdoors and a lovely view of the surrounding landscape

LIVING SPACE

The property boasts a large, grand entrance hall that sets the tone for the rest of the home, leading seamlessly into the formal dining room, which is flooded with natural light through expansive patio doors. This inviting space offers a bright and airy atmosphere, perfect for entertaining or family meals. The kitchen and living area is designed in a spacious open-plan style, featuring a modern kitchen with top-of-the-line appliances, sleek granite worktops, and a breakfast bar for

casual dining. A cosy seating area within the space allows you to relax and take in the stunning views of the rear garden and the picturesque valley beyond. For added convenience, the home includes a walk-in pantry, utility room, and laundry room, providing excellent storage and functional space. Completing the downstairs, the property also offers a double-sized garage, offering ample space for vehicles and additional storage.

OUTSIDE

The property is discreetly set back from the road, surrounded by a privacy hedge, and is accessed via a shingle driveway leading to a spacious garage with an electric roller door. The driveway is bordered by a lush lawn, framed with flower beds, borders, and mature trees. A side pathway leads to the rear garden, which is predominantly laid to lawn and adorned with colourful flower beds, borders, and impressive mature trees, including a grand oak. The garden also features a peaceful seating area and a charming summer house, offering an ideal retreat. Beyond the garden, open fields stretch out, offering breathtaking, panoramic views of the surrounding countryside, creating a truly picturesque backdrop. To the side of the house, accessible from both the kitchen and dining room, is a flagged patio area, perfect for outdoor entertaining. At the end of the garden, a gate opens onto the scenic Church Common, further enhancing the property's appeal and tranquillity, while allowing uninterrupted views of the open landscape.

BATHROOMS

The property features three well-appointed bathrooms, two of which are ensuite. Both ensuites are fitted with modern three-piece suites, each including a walk-in shower, a vanity unit sink, and a W.C., providing both style and functionality. The family bathroom mirrors this high standard, also equipped with a three-piece suite comprising a walk-in shower, a vanity unit sink, and a W.C., offering a spacious and practical space for all to enjoy. Each bathroom is designed with contemporary finishes, creating a sleek and relaxing atmosphere.

OUTGOINGS

Council Tax Band

SERVICES

Mains water, electricity and drainage. Oil fired central heating, part underfloor (Wet) and also to radiators. Solar panels producing 16p FIT

VIEWING ARRANGEMENTS

Please contact Flick & Son, 23A, New Market, Beccles, NR34 9HD for an appointment to view. Email: beccles@flickandson.co.uk Tel: 01502 442889. Ref. 20769/JD.

FIXTURES AND FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.









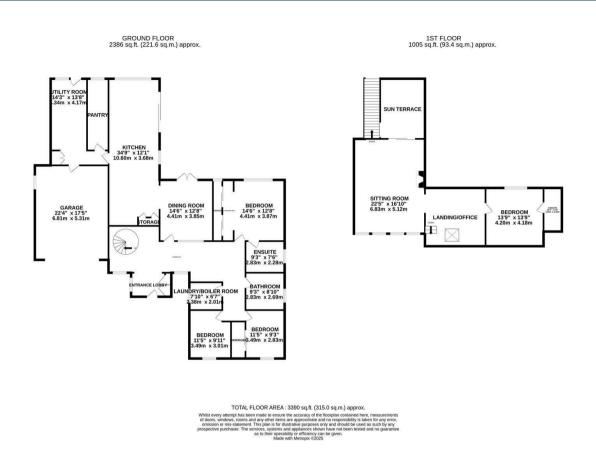












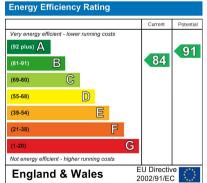
Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, David James Wealth for wealth management, David Barney & Co and Fairweather Law for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services it should be known that Flick & Son will receive a referral fee of 20% of case sizes for Jigsaw Mortgages Ltd and David James Wealth, £100 referral fee for David Barney & Co, £200 fee for Fairweather Law referrals and £50 referral fee for MS Surveys.

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

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