



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 ensembles, 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 ensembles, 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 breath-taking, 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 ensembles 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

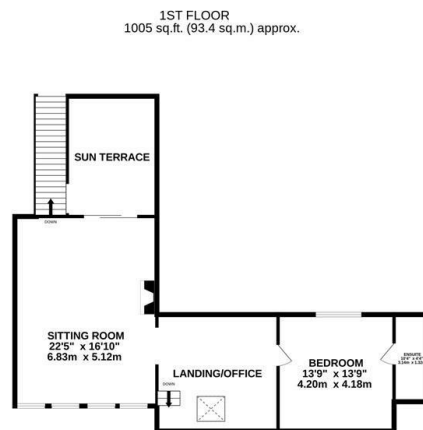
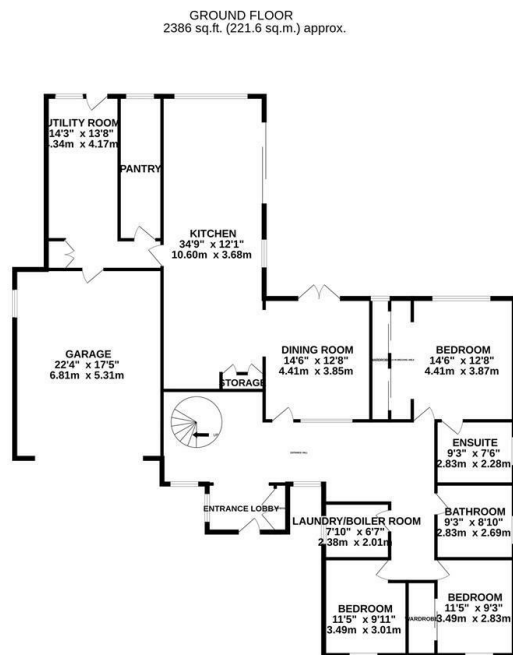
Please contact Flick & Son, 23A, New Market, Beccles, NR34 9HD for an appointment to view. Email: beccles@flickandson.co.uk Tel: 01502 442889. Ref. 20769/JD.

FIXTURES AND FITTINGS

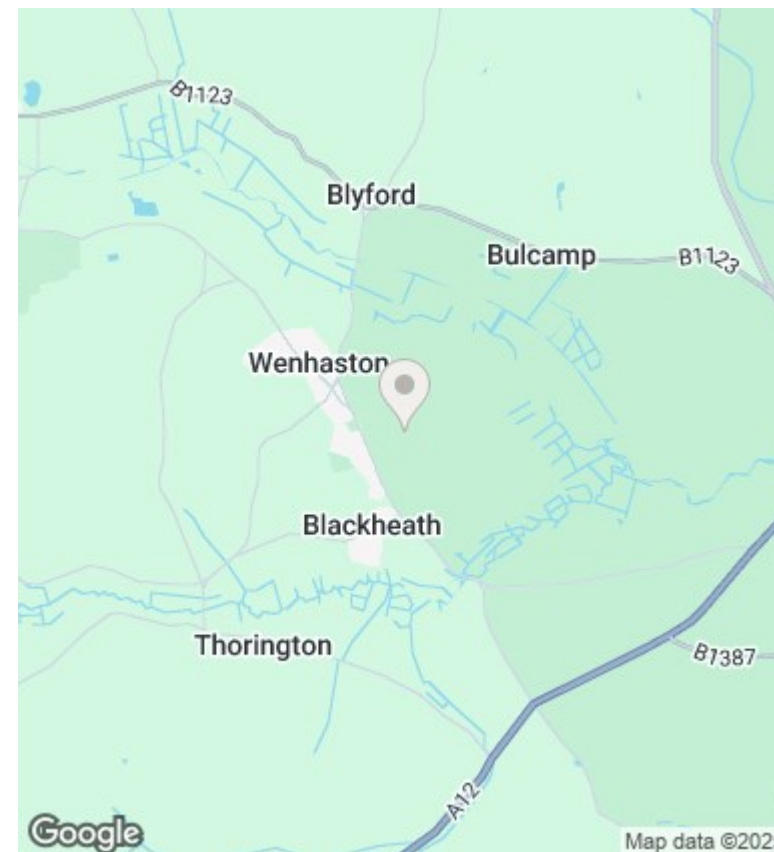
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TOTAL FLOOR AREA: 3390 sq.ft. (315.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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		91
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Energy Efficiency Rating

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