

*A stylish, detached 4 bedroom house  
in a stand alone position, within  
walking distance of Wrentham and  
just 1.5 miles from the sea at  
Covehithe.*

Guide Price  
£575,000 Freehold  
Ref: P7570/C

‘Covehithe House’  
The Haven  
41 Mill Lane  
Wrentham  
Suffolk NR34 7JQ



Reception hall, hallway, sitting room or 5th bedroom, open plan kitchen/dining/living room, utility room and downstairs bathroom. Principal bedroom with en-suite shower room, three further bedrooms and shower room. Ample off road parking. Substantial terrace and attractive garden with field views. Swim spa pool available by negotiation.

Contact Us



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## Location

Covehithe House sits in a particularly pleasant, stand alone position along a small lane. Whilst having the feeling of a rural situation, it is just a short walk from the very centre of Wrentham, with its pubs and Black Dog deli. There is also a village hall and sporting facilities. The property is just off the A12 with excellent links to Lowestoft and Great Yarmouth to the North and Ipswich and London to the South. The Suffolk Coast and Heaths AONB, and seaside resort of Southwold is just a few minutes drive from the village with its thriving high street, numerous pubs and restaurants and its famous sandy beach and traditional seaside pier. The town of Beccles is within nine miles. The property is just 1.5 miles from the sea at Covehithe where the ruins of the once glorious medieval St Andrews Church can be seen. The surrounding countryside of the Suffolk Heritage Coast is designated an Area of Outstanding Natural Beauty and includes such attractions as the nearby Dunwich Forest, Minsmere Birds Reserve, as well as Henham Park and the Benacre and Covehithe Broads.

## Description

The Haven is known informally as Covehithe House. The vendors have carried out a complete refurbishment/extension programme that has resulted in a highly impressive detached house that is presented to a very high standard. It has been used as both a private home and also a holiday let.

A front door leads to a reception hall and to the hallway. From here, steps rise to the first floor landing and there is a door to the open plan living room and also to the sitting room. This has a wood burning stove and window with field views. It has at times been used as a 5th bedroom. A door leads to the plant room and also the open plan kitchen/living/dining room. This fabulous room has windows to the north, east, south and west which includes bifold doors opening up to a substantial patio and the garden. The kitchen area is fitted with a stylish range of high and low level wall units which include an integrated dishwasher, fridge freezer and space and plumbing for a range cooker with bottled gas connection for the hob. Adjacent is a utility room with high and low level wall units, a sink as well as space and plumbing for a washing machine and tumble drier. A door leads to the exterior and a further door opens to the downstairs bathroom that has a spa bath, shower, WC and hand wash basin. It is fully tiled with travertine. From the first floor landing there is access to the four bedrooms and shower room which comprises a WC, hand wash basin, shower and window. The principal bedroom is triple aspect and enjoys superb views over adjacent countryside. The adjacent en-suite has a shower, WC and hand wash basin. Two of the further bedrooms are good sized doubles which have outstanding rural views. The fourth bedroom is a single, and again has lovely views.

The majority of the furnishings are available by negotiation.

## Outside

The property is approached from the small lane via a shingle drive which provides off road parking. The rear garden can be accessed via either side of the house and a substantial sandstone patio abuts the living room and utility room. Adjacent to this is garden which is laid to lawn along with flower beds and trees. The garden is fully enclosed by hedging and fencing. There is a substantial swim spa pool that is available by separate negotiation. Adjoining the house is a store room which was a former garage that contains the LPG fired boiler.







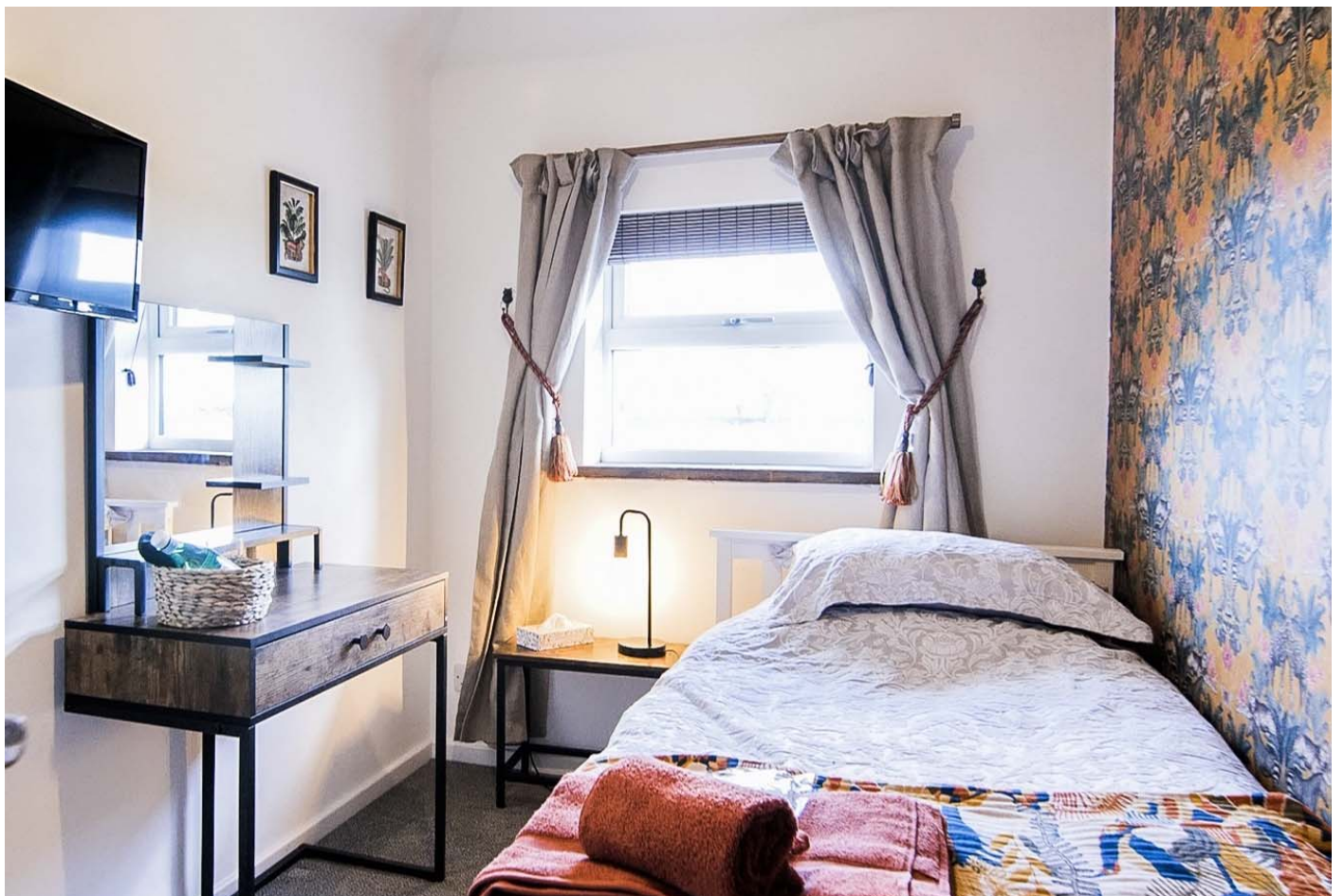
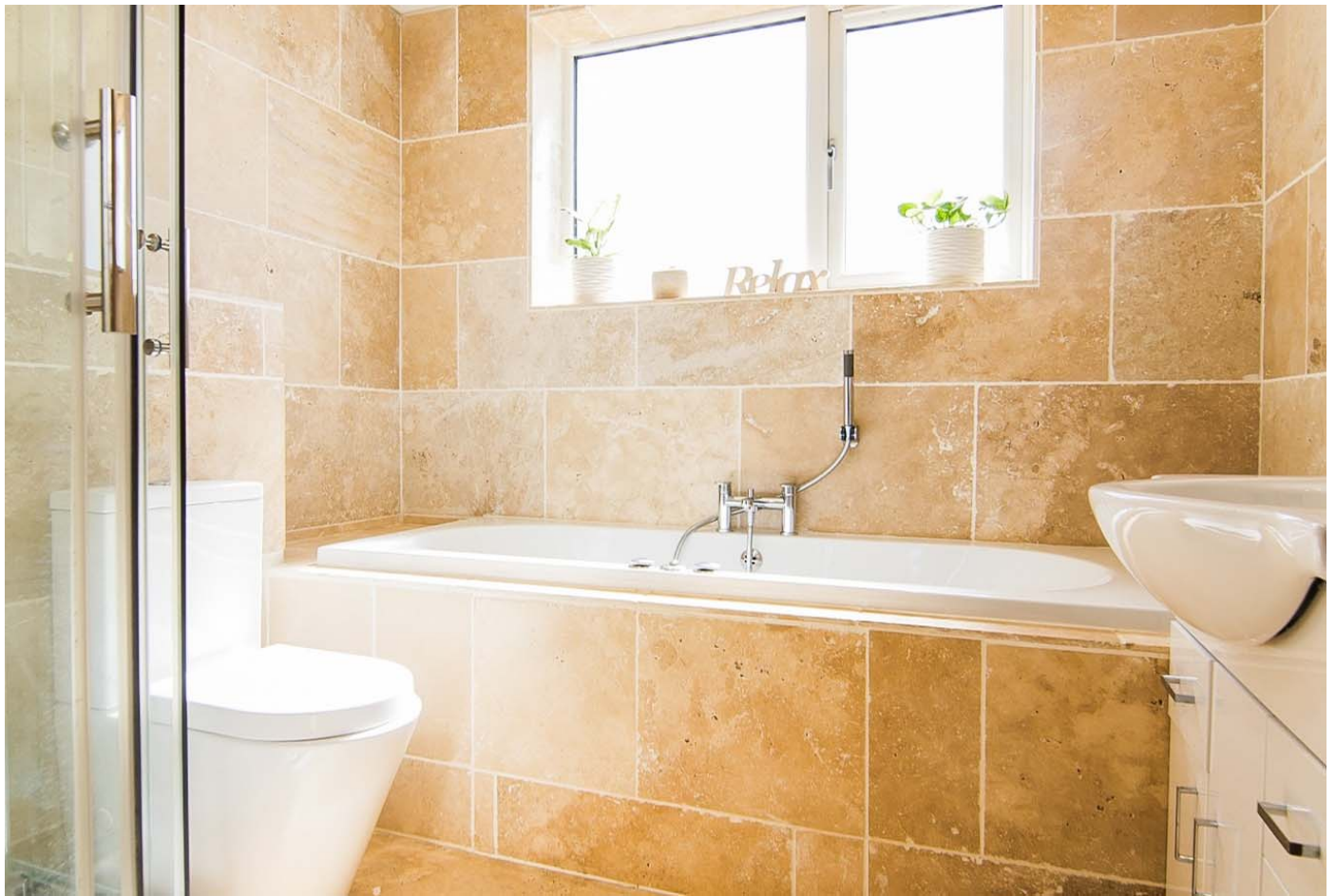
















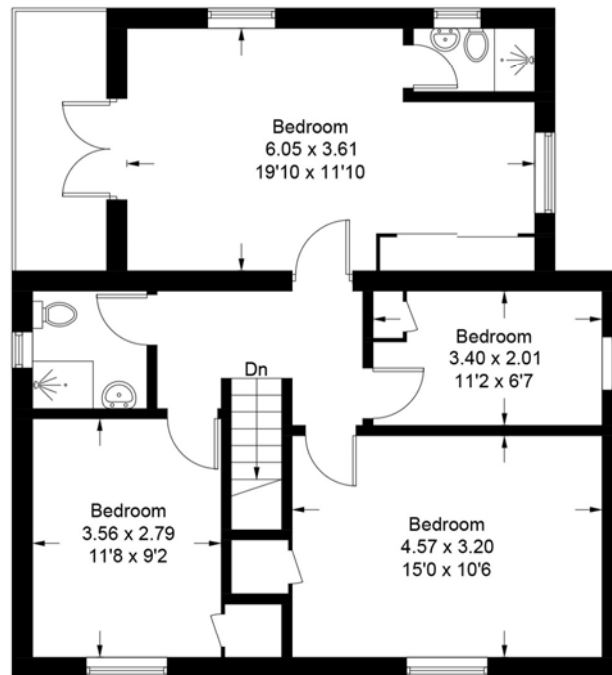




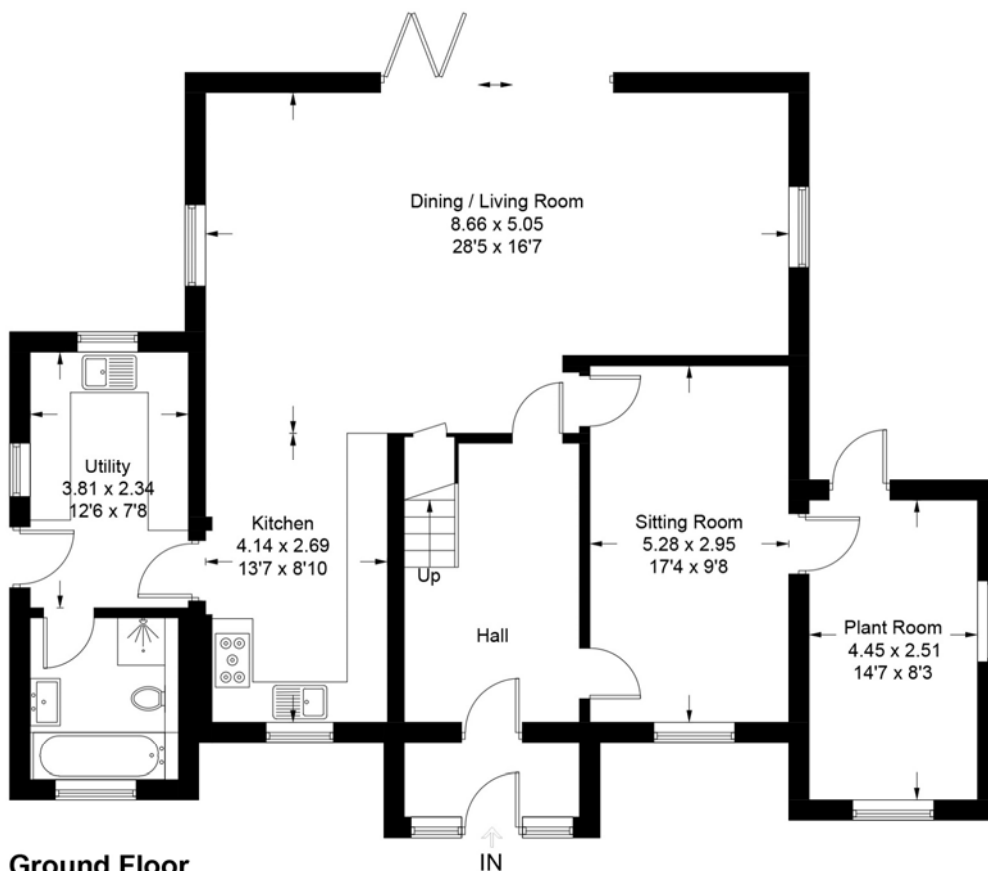


# Covehithe House, Wrentham

Approximate Gross Internal Area = 183.6 sq m / 1976 sq ft



**First Floor**



**Ground Floor**





*Viewing* Strictly by appointment with the agent.

*Services* Mains water, drainage and electricity. LPG fired central heating system with some back up electric heaters. Underfloor heating to much of the ground floor. Bottled gas for the stove.

*Broadband* To check the broadband coverage available in the area click this link –  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

*Mobile Phones* To check the mobile phone coverage in the area click this link –  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

*EPC* Rating = D (copy available from the agents via email)

*Council Tax* Currently rated as used as a holiday let.

*Local Authority* East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000

#### NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

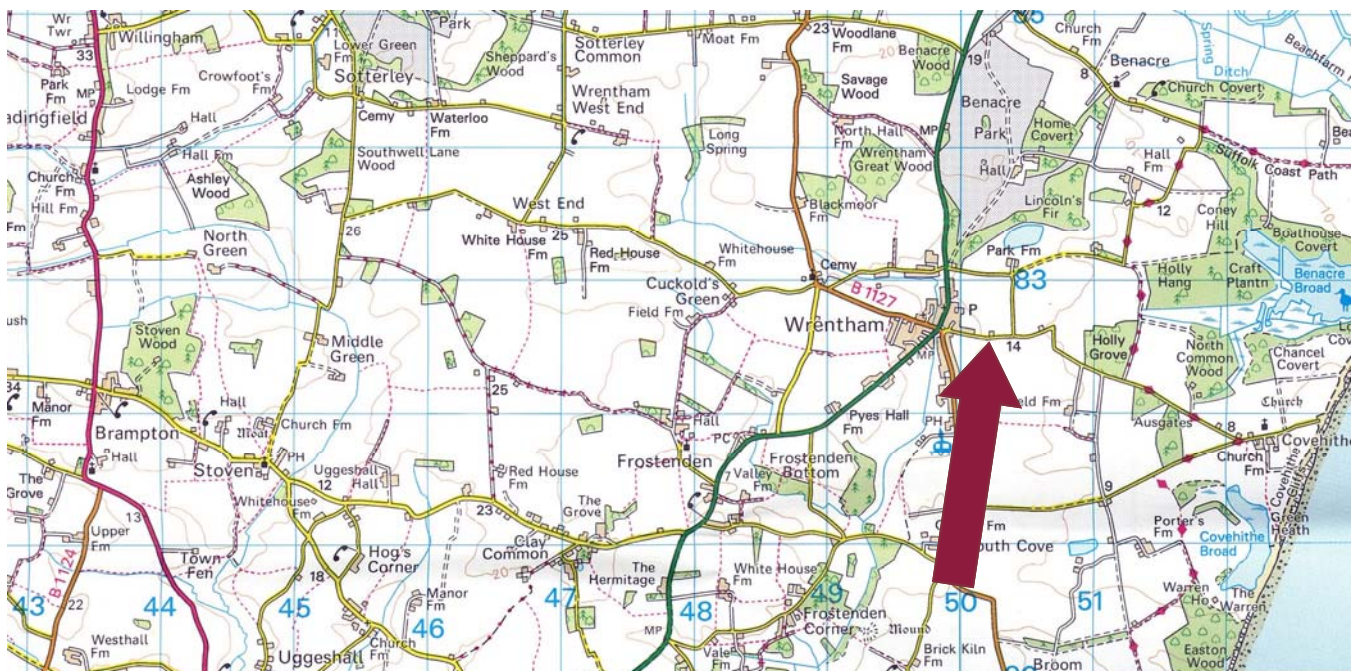
*March 2025*



## Directions

Heading north on the A12 proceed into Wrentham and take the first road on the right. Turn immediately left onto Mill Lane and continue out of Wrentham where Covehithe House will be found on the left hand side.

What3Words location: [///gearing.sampled.ripen](https://www.what3words.com/#!/gearing.sampled.ripen)



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