



# ST MICHAELS

NARROW WAY WENHASTON, HALESWORTH, SUFFOLK, IP19 9EJ



Nestled in the heart of the sought-after village of Wenhamston, this beautifully presented Victorian home blends period charm with modern living. Built in 1900, it retains a wealth of original character while being thoughtfully updated for contemporary lifestyles.

The approach to the home is truly striking, with a generous driveway providing off-road parking for several vehicles, complemented by well-tended front gardens and the rare feature of a working water well, adding both charm and a unique sense of heritage.

Upon entering, the ground floor offers a well-balanced and versatile layout. A welcoming entrance hall leads to a delightful sitting room, alongside an elegant drawing room ideal for entertaining. To the rear, a separate dining room connects conveniently to the kitchen/breakfast room, creating a practical yet sociable space for everyday living. Additional features include a utility/larder, ground floor bathroom, and rear hall access, all thoughtfully arranged to maximise functionality.

Upstairs, the first floor comprises four well-proportioned bedrooms, including a particularly spacious principal bedroom with built-in wardrobes. A spacious family bathroom serves the bedrooms. An additional room, ideal for a home office or dressing area, further enhances the accommodation. A loft room above provides useful additional space, suitable for a variety of uses.

Externally, the property truly excels. The rear garden is a standout feature, backing directly onto beautiful woodland, offering privacy and a wonderful natural outlook. Both the front and rear gardens are generous in size, providing ample space for outdoor entertaining, gardening, or simply enjoying the peaceful surroundings. Combining a prime village setting, striking approach, and an exceptional blend of character and modern comfort, this is a rare opportunity to acquire a truly special home in one of Suffolk's most desirable locations.



Within a popular village, with a lively community, you're well served for amenities such as a local campsite shop, post office, village hall, a pub and the coast is nearby. There are several commons and woods around the village and it has many beautiful walks.

Transport links here are excellent with the A12 running north to Lowestoft and south to London via Colchester and Chelmsford, and regular fast services into London Liverpool Street from Ipswich, connected from the East Suffolk Line. The coasts at Southwold, Walberswick and Dunwich are all 10 to 15 mins drive from the village.





**TENURE**

Freehold

**LOCAL AUTHORITY**

East Suffolk Council. Band F

**EPC**

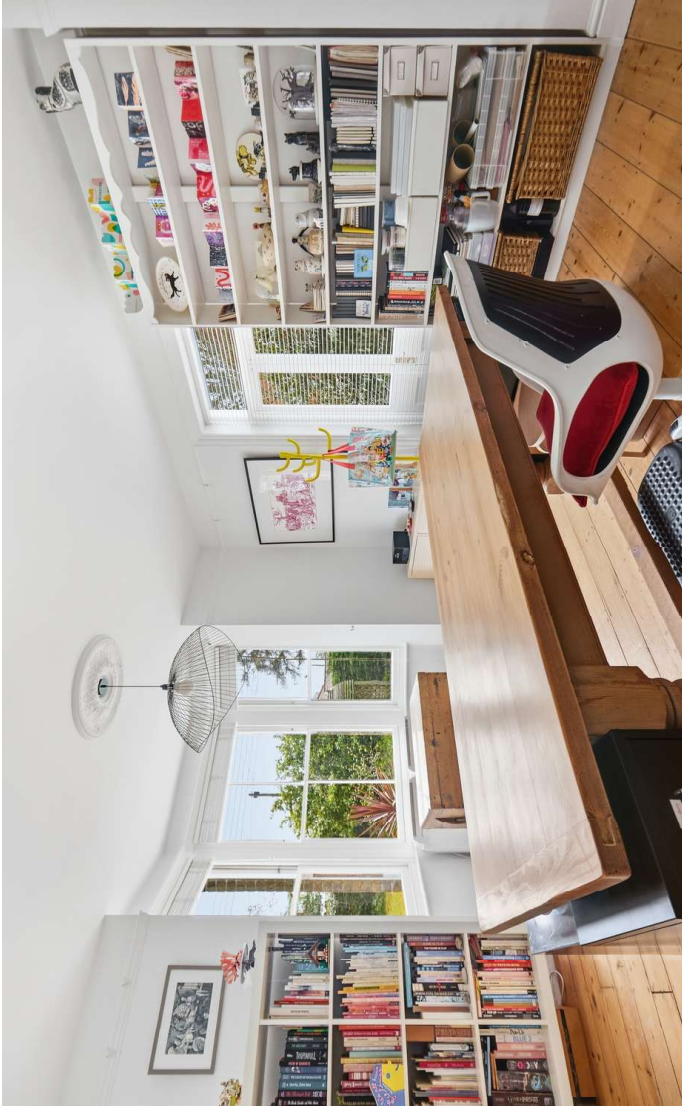
TBC

**VIEWING**

Strictly by appointment with the agent's Southwold Office.

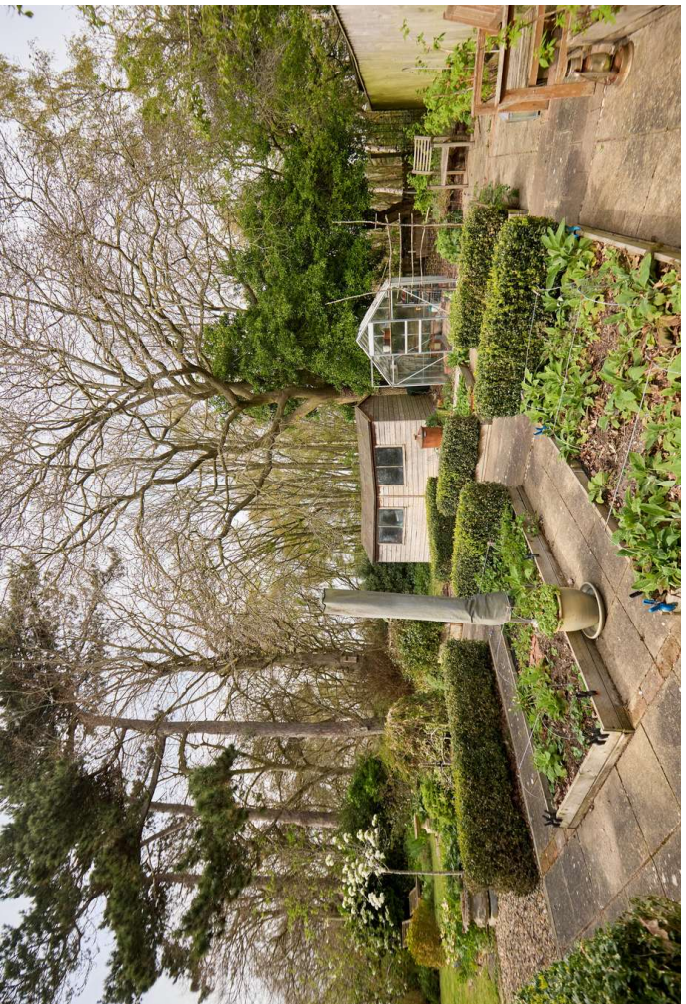
**SERVICES**

Mains services are connected. Oil central heating (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)



SPACIOUS  
PLOT

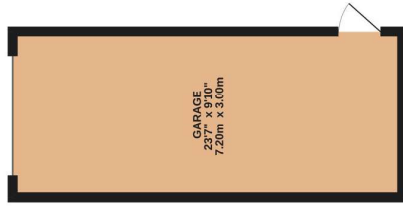




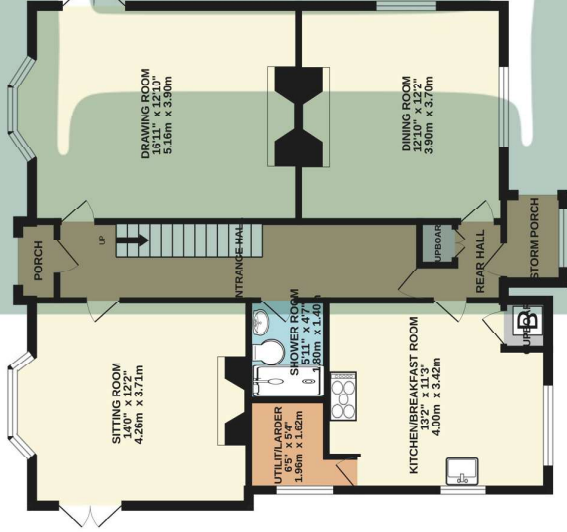


## FLOOR PLAN

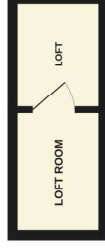
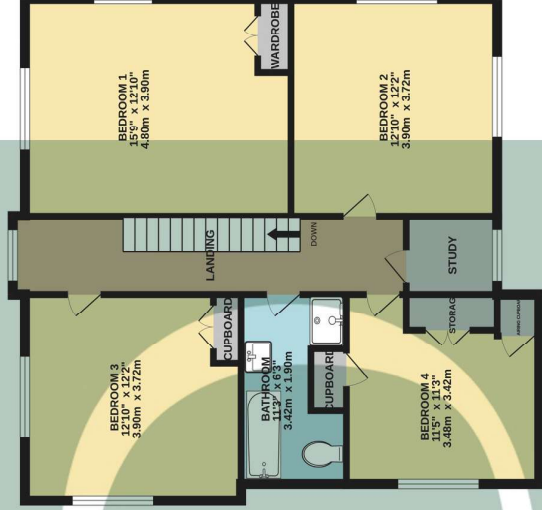
GARAGE  
233 sq.ft. (21.6 sq.m.) approx.



GROUND FLOOR  
847 sq.ft. (78.2 sq.m.) approx.



1ST FLOOR  
848 sq.ft. (78.5 sq.m.) approx.



LOFT SPACE  
75 sq.ft. (7.0 sq.m.) approx.

# SINCE 1853

ST MICHAEL'S, WENHASTON

TOTAL FLOOR AREA : 2000 sq.ft. (185.8 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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