

An exceptionally well appointed, five bedroom detached Edwardian house in the popular and sought-after rural village of Wenhaston, just a short drive from the Heritage Coast at Southwold and Walberswick.



Offers in Excess of

£800,000

Freehold

Ref: P7887/B

Address

Holmsgarth
Blackheath
Wenhaston
Halesworth
Suffolk IP19 9ET



Entrance hall, sitting room, kitchen/dining room, garden room, snug and cloakroom.

Ground floor double bedroom with large en-suite shower room.

Four first floor double bedrooms, two with en-suite, and family bathroom.

Generous established gardens, large double garage and landscaped driveway, providing ample off-road parking.
No forward chain.

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Location

The property is situated along a small track within the village of Wenhaston. Within walking distance is the village shop as well as the local pub, The Star Inn. The village also benefits from a primary school, church and village hall, which has a Post Office and café on a Wednesday and Saturday. The market town of Halesworth is just three miles away and has most day-to-day shopping facilities as well as a library, medical centre, The Cut arts centre and a railway station. There is also a station at the nearby village of Darsham. Both stations have links via Ipswich to London's Liverpool Street Station. The renowned coastal town of Southwold is approximately 7 miles to the east. The area is well known for its lovely coastal towns and villages, as well as bird watching, sailing, golf and walking. From the property there is access to wonderful walks across the heath.

Description

Holmsgarth is an exceptionally well appointed five bedroom Edwardian house with pretty red brick elevations under a pitch tiled roof. The property has been creatively and sympathetically remodelled and extended by the current vendor who added a double storey extension to create the garden room on the ground floor with two en-suite bathrooms above. More latterly in 2022 they extended to the right hand side by adding a ground floor double bedroom with large en-suite together with a large double garage with landscaped driveway. Both extensions were built by renowned builders Duncan and Sons. The vendors' attention to detail is evidenced throughout by the quality of the fittings which include light fittings by Jim Lawrence. The floor coverings are a mix of hardwearing Karndean and engineered oak and the doors are oak Suffolk ledge and brace doors with latches. There are many original features of the Edwardian era throughout, including high ceilings and original sash windows. Where new windows have been added or replaced this has been done in the original style.

The garden, which sweeps around the property and extends to approximately 0.3 acre, has played an important part of the current vendors' ownership and has been enhanced by the addition of a Hartley Botanic glasshouse.

The property is approached from the front via the covered entrance porch with decorative tiles and the original half-glazed front door with glass top light flanked by windows to the side. This opens to the welcoming entrance hall with stairs rising to the first floor landing and openings to both the sitting room and the kitchen/dining room as well as a decorative arch leading to the rear hall with large understairs cupboard and doors off to the snug, cloakroom and kitchen/dining room. The sitting room has a square bay window to the front with original sash windows and a central feature fireplace with open grate, decorative slip tiles, tiled hearth, wooden mantel and surround. In addition is a column radiator and engineered oak flooring. An opening from the sitting room provides access to the snug which has French style doors that open to the rear paved terrace, a feature woodburning stove on slate hearth together with a range of bookshelves to either side of the fireplace and on the rear wall.

From the sitting room there is also access to the ground floor bedroom which is a good sized double room with double glazed sash windows to the front, range of bespoke fitted wardrobes with hanging rail and shelves above and a selection of shelving. An opaque glass concealed door leads through to the en-suite shower room which comprises a large walk-in shower cubicle in Fired Earth tiled surround with mains fed drencher over with handheld attachment, a close coupled WC and wash stand with mixer tap over, glass shelf under and tiled



splashback with mirror, light and shaver point. There is also a central ceiling light, Velux roof light with electronic remote blind and chrome heated towel radiator. The fittings are by Imperial.

Returning to the entrance hall, a door leads to the kitchen/dining room, which again has original windows including a square bay window to the front. The dining area has a feature fireplace with open hearth, tiled slips and wooden mantel and surround flanked by a large larder cupboard. The kitchen area has a part glazed door to the garden and sash windows to the rear. It is fitted with a handmade range of wall and base units incorporating a stainless steel single drainer sink unit with mixer tap over and panelled splashbacks to upstands. There is a built-in water softener and space and plumbing for a dishwasher. A central island incorporates a four ring Neff hob with extractor and light above and Neff electric oven under. There is also a column radiator.

An opening from the kitchen leads to the garden room which is an exceptionally pleasant and light room with a range of bifold doors to the rear together with windows to both front and rear taking in views of the south facing garden. Together the garden room and kitchen/dining room provide a great entertaining space.

From the rear hall there is access to the cloakroom which comprises a pedestal handwash basin with tiled splashbacks and a close coupled WC. There is a partly opaque sash window to rear, a range of useful coat hooks with storage cupboards above, column radiator and pamment flooring.

Stairs rise from the entrance hall to the first floor landing. The principal bedroom is at the front of the property and has a sash window to the front, cast iron feature fireplace and column radiator. A door opens to the generous sized en-suite shower room. With opaque sash windows to the front, a cathedral ceiling and walk-in wardrobe, it comprises a roll top bath with tiled surround, ornate mixer tap and mains fed drencher shower with handheld shower attachment over, high level WC and pedestal handwash basin with mixer tap over and large heated and back lit mirror above with shaver point.

The guest bedroom is a further double bedroom with sash window to the rear, built-in wardrobe with cupboard over and drawers below, column radiator and door to the en-suite shower room. The en-suite has opaque sash windows to the rear and also has a cathedral ceiling. It comprises a walk-in double shower with mains fed drencher shower with handheld shower attachment and glass screen, close coupled WC, vanity basin with mixer tap over, tiled splashbacks and cupboard under, together with a chrome heated towel radiator.

Bedroom three is a further double bedroom and is currently used as a hobby room. It has sash windows to the rear, two wall mounted cupboards with shelving and a column radiator. Bedroom four is a further double bedroom with original sash windows to the front, a feature cast iron fireplace, range of fitted wardrobes and cupboards and column radiator.



Outside

The property is approached from Hog Lane via a track, which is understood to be on Common Land. The track leads to the front of the property to the hard landscaped driveway which benefits from security lighting and provides off-road parking for several vehicles including in front of the double detached garage. The garage has power and light connected, plumbing for a washing machine and dryer, space for appliances and ample space for storage including in the loft above.

To the front there are wrought iron railings and a gate with low box hedging. A pathway leads to the covered entrance porch.

From the driveway there is a gated access to the side where there is a large paved terrace which wraps around the side and rear of the property. This can be accessed from the snug, kitchen and garden room. From the terrace a pathway leads to the Hartley Botanic glasshouse which sits to the far side of the garden and which is aluminium framed on brick plinth with powder coated green paint.

The gardens have been beautifully maintained and are arranged in individual areas. Although mainly laid to lawn, there are beautifully maintained and established borders, flower beds and raised beds.

Winding your way around the garden from the rear there is a mix of wall, panel fencing and hedging that encloses the rear garden. There is also external lighting and an outside tap.

To the front and side of the property there is a further garden area, accessed via a rose arbour, which doglegs behind the neighbour's property. Here there is a selection of fruit trees, further flower borders, vegetable beds and soft fruit canes, as well as a timber shed.















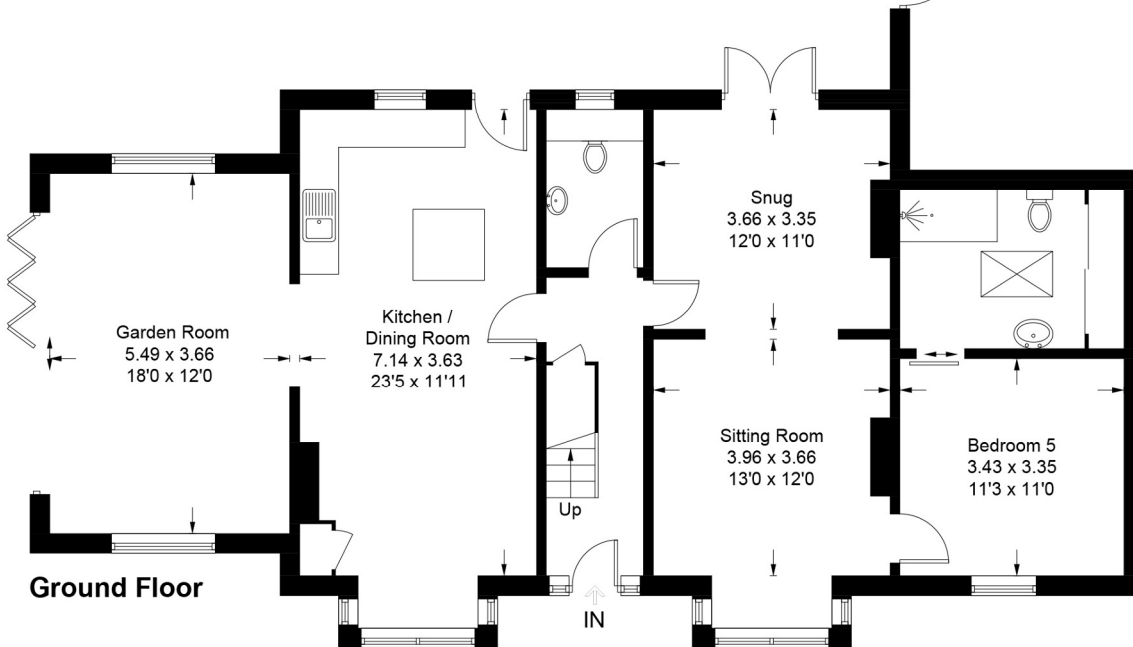
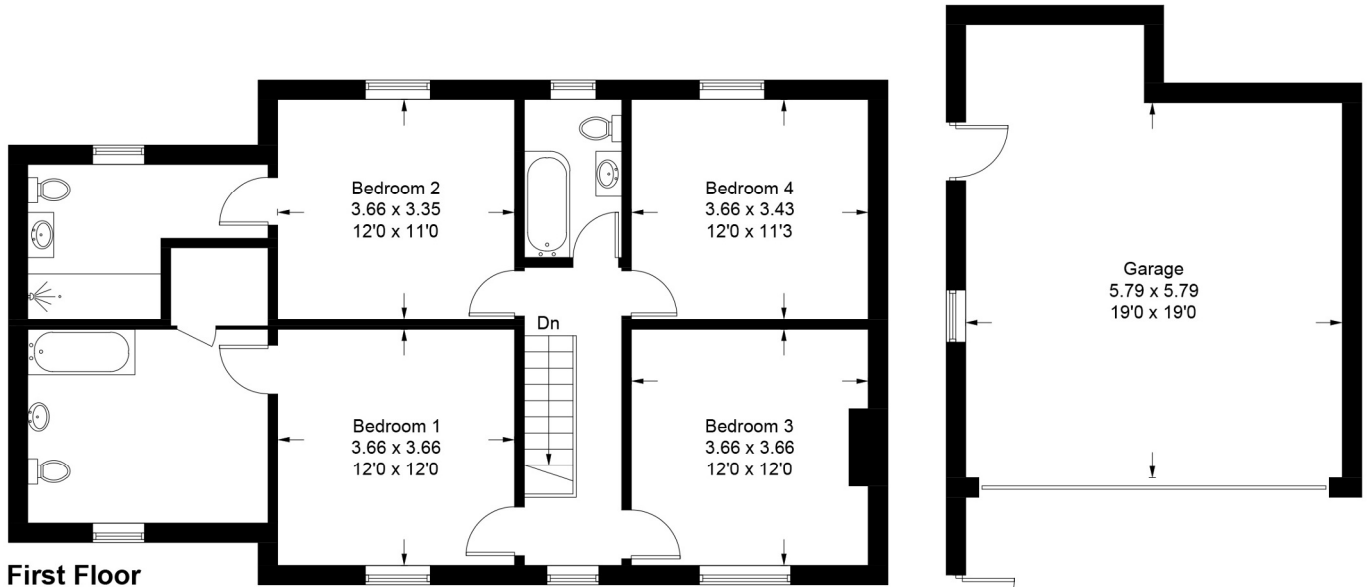






Holmsgarth, Wenhaston

Approximate Gross Internal Area = 199.3 sq m / 2145 sq ft
Garage = 37.1 sq m / 399 sq ft
Total = 236.4 sq m / 2544 sq ft



Directions

Heading north on the A12, proceed through Yoxford and pass Darsham Railway Station. Upon seeing the sign for Wenhaston (2 miles), turn left and continue along , turning left at the T-junction. Proceed towards the village and turn left onto Blackheath Road, shortly before The Star Inn. When you come to the small green on the left, turn right onto the track almost immediately opposite a notice board. Holmsgarth will be found a short way along the track on the left.

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