Flick & Son
Coast and Country







Wangford, Suffolk

Guide Price £750,000

- £775,000 Guide Price
- Well Equipped Kitchen with AGA plus Separate Utility Room
- Fully Enclosed Lawn Gardens
- Six Bedroom Detached Barn Conversion
- Enclosed Coutyard with Dining Area, Brick Built Pizza Oven
- Multiple Reception Rooms including Living Room and Snug both with Wood Burning Stoves
- Spacious Entrance Hall Running Length of Property
- Private Parking via Driveway

23A New Market, Beccles, Suffolk, NR34 9HD
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www.flickandson.co.uk

Elms Lane, Wangford

Elms Lane in Wangford, Beccles (NR34 8BA) offers a tranquil setting within the picturesque Suffolk countryside, forming part of the Suffolk Coast and Heaths Area of Outstanding Natural Beauty. The village is just a few miles from the charming coastal town of Southwold, with its sandy beaches, iconic pier, and boutique shops, while the nearby market town of Beccles provides a range of amenities, including shops, cafes, and restaurants. Wangford itself features a village shop, two traditional pubs, a veterinary practice, a petrol station, and a community centre that hosts social events and gatherings. This location strikes the perfect balance between rural serenity and coastal charm, making it an ideal base for exploring the best of Suffolk.

6 3 2 C

Council Tax Band: G





DESCRIPTION
This impressive six-bedroom barn conversion spans over 3,000 sq. ft. and is flooded with natural light, introduced by a striking entrance hall that runs the length of the property. Offering versatile accommodation with two ground-floor bedrooms and four upstairs, it benefits from three bathrooms including a wet room, en-suite shower room, and a family bathroom with roll-top bath. The heart of the home is the well-appointed kitchen with AGA, electric oven and hob, and adjoining utility room, while living spaces include a generous lounge and cosy snug, each with its own wood-burning stove, alongside a smaller lounge with Smart TV. A pool table in the entrance lobby adds character, while outside the enclosed courtyard is ideal for entertaining with seating, BBQ, and a brick-built pizza oven, complemented by a six-person hot tub. With private parking for up to six cars, this substantial home blends rustic charm with contemporary living, creating an exceptional countryside residence.

LIVING AREAS
The living accommodation in this striking barn conversion is designed for both comfort and character. A large entrance hall runs the length of the property, creating a welcoming first impression and even incorporating a pool table, giving the space a playful and versatile feel. The home offers multiple reception rooms, each with its own distinct atmosphere. The main lounge is generous and light-filled, centred around a wood-burning stove that adds warmth and charm, while a snug provides a more intimate retreat, complete with its own wood burner for cosy evenings. Together, these living areas blend rustic character with contemporary comforts, offering plenty of room for both entertaining and everyday living.

KITCHEN & UTILITY
At the heart of the home lies a spacious, well-equipped kitchen that combines traditional charm with modern convenience. Featuring an AGA alongside an electric oven and hob, it offers flexibility for both everyday cooking and entertaining on a larger scale. Additional appliances include a microwave, fridge, freezer, and dishwasher, ensuring the space is as practical as it is inviting. A separate utility room with washing machine and tumble dryer provides further functionality, keeping household tasks neatly tucked away

BEDROOMS
The property offers six generously proportioned bedrooms, thoughtfully arranged to provide flexibility for family living or guest accommodation. Two bedrooms are located on the ground floor, ideal for multi-generational living or those seeking ease of access, while four further bedrooms occupy the first floor.

BATHROOM & SHOWER ROOM
The property is well served by three stylish and practical bathrooms. On the ground floor, a contemporary wet room with WC provides convenience and accessibility. Upstairs, the principal bedroom benefits from a private en-suite shower room with WC, while a generous family bathroom features a classic roll-top bath with shower over and WC, blending period charm with modern functionality. Together, these spaces offer comfort and flexibility for family living and guests alike.

OUTSIDE AND DRIVEWAY
The outside space is designed for both relaxation and entertaining, with an enclosed courtyard providing a private setting at the heart of the property. Here, outdoor furniture, a BBQ, and a brick-built pizza oven create the perfect spot for al fresco dining and gatherings with family and friends. A six-person hot tub offers a touch of luxury, ideal for unwinding in complete privacy. Practicality is also well catered for, with a generous driveway and private parking for up to six vehicles.

SERVICES
Mains water, septic tank, oil tank and mains electricity

OUTGOINGS
Council Tax Band G

VIEWING ARRANGEMENTS
Please contact Flick & Son, 8 Queen Street, Southwold, IP18 6EQ for an appointment to view.
Email: southwold@flickandson.co.uk
Tel: 01502 722253 Ref: 20968/RDB.

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.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.







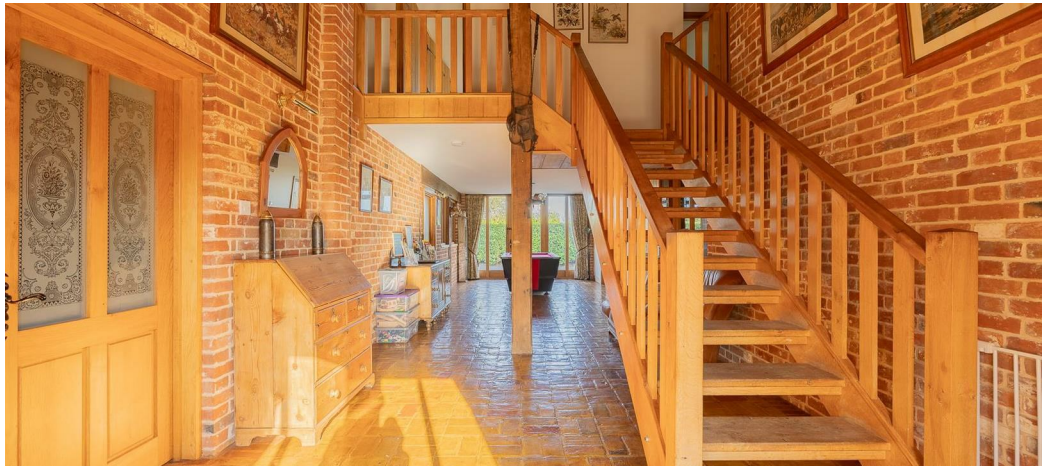



Fresh Eggs
10¢ a Dozen

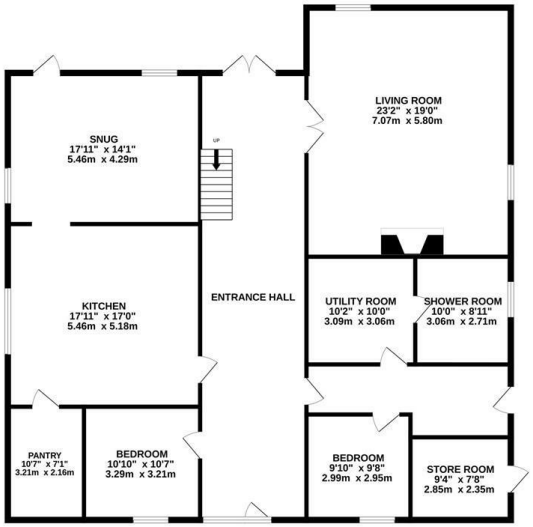




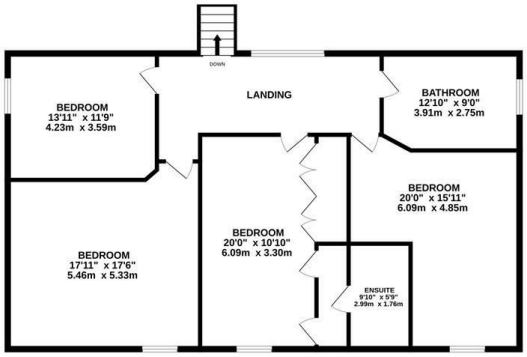




GROUND FLOOR
2050 sq.ft. (190.5 sq.m.) approx.

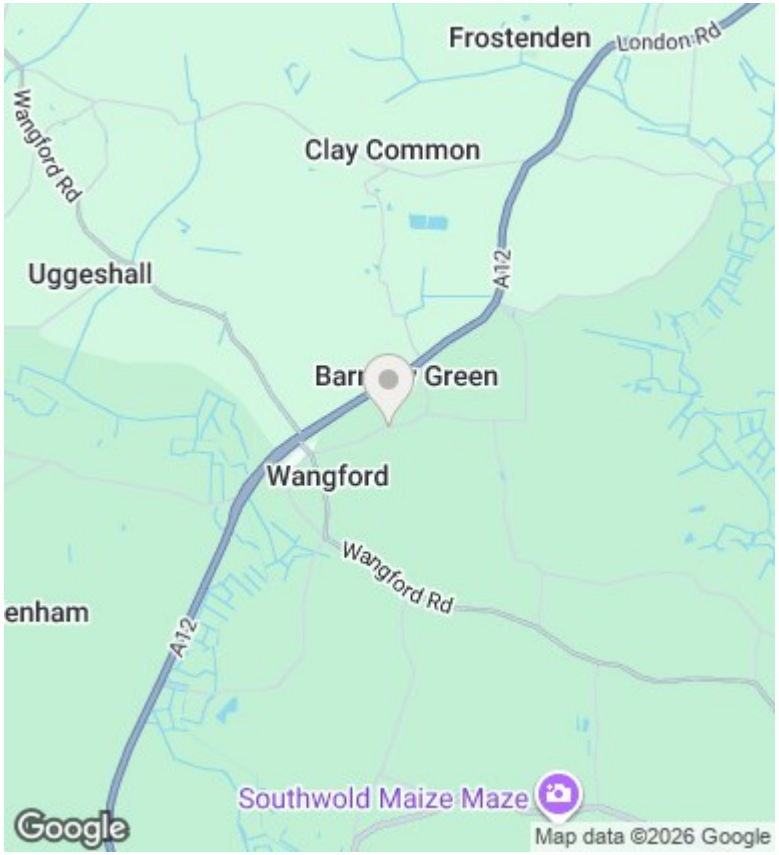


1ST FLOOR
1325 sq.ft. (123.1 sq.m.) approx.



TOTAL FLOOR AREA : 3376 sq.ft. (313.6 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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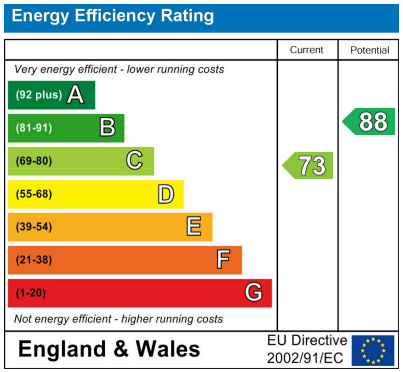


Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd 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 £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd 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

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