



Wrentham, Suffolk

Guide Price £1,075,000

- Three/Four-bedroom detached country home with flexible accommodation and views over House Lake.
- Commercial barn, tackle shop and camping facilities including shower and toilet block.
- Established leisure business incorporating fishing, camping, touring and glamping
- Six established fishing lakes extending to approximately 2 acres, with 80 fishing pegs
- 16.9-acre (STMS) rural holding incorporating the home, fishing lakes, leisure and commercial facilities

Guildhall Lane, Wrentham

Guildhall Lane is situated in the rural village of Wrentham, Suffolk, within the NR34 7HP postcode area. The location offers a peaceful countryside setting while remaining conveniently positioned just off the A12, providing good road connections towards Lowestoft, Southwold, Beccles and the wider Suffolk coast. The surrounding area has a predominantly rural character, with open countryside and agricultural land nearby, making it an appealing location for those seeking a quieter lifestyle. Wrentham itself provides local amenities including a village store, post office services, a doctor's surgery and community facilities, while Southwold and Beccles offer a wider range of shops, restaurants and services. Guildhall Lane is also close to the Suffolk Heritage Coast, with the coast around Southwold and nearby seaside locations readily accessible by road. Brampton (Suffolk) railway station is approximately 4.7 miles away, with Beccles station around 6.4 miles away, providing further transport links.



Council Tax Band:



DESCRIPTION

Set in an enviable rural position just under a mile from the Suffolk village of Wrentham and less than five miles from the popular coastal town of Southwold, Field Farm is a truly individual country property offering an exceptional combination of home, lifestyle and commercial opportunity. Approached via its own private drive and set back from the main road, the property enjoys a wonderful sense of privacy and seclusion, whilst remaining conveniently placed for the Suffolk coast, countryside and local amenities. With the A12 providing excellent connections, Field Farm is ideally positioned for exploring everything this highly regarded part of Suffolk has to offer. At the centre of the grounds is Marsh Cottage, an attractive detached three-bedroom home which offers considerable flexibility and the potential to provide three or four bedrooms, depending on the requirements of the next owner. Set in an elevated position overlooking House Lake, the cottage enjoys an outlook which immediately sets it apart from a conventional family home. The surrounding lakes, mature landscape and open countryside create a wonderfully peaceful backdrop, while the house itself provides comfortable and adaptable accommodation with plenty of scope for modern family living. The cottage has been thoughtfully improved in recent years, including the addition of a single-storey extension in 2020, creating a particularly light and versatile garden room. With south-facing patio doors opening towards the garden and a Velux window above, this is a bright and welcoming space which could be used in a variety of ways, whether as a family room, dining space, home office or potentially as additional bedroom accommodation. More recently, a substantial entrance and boot room was completed in 2025, providing a practical and generous entrance to the home and an ideal space for country living. The house is further complemented by enclosed front and rear gardens, allowing the owners to enjoy private outdoor space whilst taking in the tranquil surroundings. There is also excellent provision for vehicles and equipment, with a twin-bay carport, timber tractor store and additional storage container. These facilities are particularly well suited to the rural nature of the property and provide ample space for gardening equipment, fishing gear, machinery and general storage. Beyond the gardens of Marsh Cottage, the property opens up into a much larger and highly versatile holding. Field Farm Fisheries comprises six established groundwater-fed coarse fishing pools extending to approximately two acres in total. Each lake has been carefully maintained, with well-formed swims, attractive banks and margins and diffuser-style aerators, while the fishery is protected by otter fencing. The six pools, House Pond, Three Islands Pond, Deep Pond, Hedge Pond, Lime Tree Pond and Rookery Pond, provide a variety of fishing environments and are well stocked with mixed coarse fish species. The relationship between the house and the fishery is one of the property's most appealing characteristics. Marsh Cottage looks directly towards House Lake, allowing the owner to enjoy the changing landscape and activity of the water from the privacy of their own home. The lakes provide a beautiful setting as well as an established recreational and commercial use, creating an unusual opportunity for someone looking for a property where home and leisure can genuinely sit alongside one another. Adding further versatility is the substantial timber-framed storage barn, approximately 15m x 16m, positioned between the main car park and the house. Currently used partly for machinery storage, the southern elevation incorporates a tackle shop selling predominantly terminal tackle and bait. This provides useful existing facilities in connection with the fishery, whilst the scale and nature of the building offer considerable flexibility for future use, subject to any necessary consents. The property also benefits from an established camping and touring caravan facility, with five electric touring caravan pitches and the ability to accommodate up to 15 touring caravan or motorhome pitches. The wider site can accommodate up to 40 touring or holiday tents, caravans or mobile homes at any one time. The camping field is situated towards the lower part of the property and gently slopes towards the lakes, with the light, relatively well-draining land providing a natural setting for the existing leisure use. Despite its rural character, Field Farm is remarkably well placed for everyday amenities and the attractions of the Suffolk coast. Wrentham is close by and provides a range of local facilities including shops, a doctor's surgery and public houses, whilst the nearby Covehithe Beach offers an opportunity to enjoy the coast away from the busier seaside locations. Southwold, with its renowned seafront, independent shops, restaurants and cultural attractions, is within easy reach, while the surrounding area is home to attractions including Africa Alive, Benacre National Nature Reserve and Henham Park. Ultimately, Field Farm is much more than simply a house or a fishery. It is an unusually versatile Suffolk holding centred around a private and characterful three/four-bedroom country home, with the benefit of established fishing lakes, leisure facilities, storage and commercial accommodation. Whether the intention is to continue the existing fishery and camping operations, create a private rural retreat, generate supplementary income or simply enjoy an exceptional lifestyle property close to the Suffolk coast, Field Farm offers a rare opportunity to combine all of these elements in one highly distinctive setting.

COMMERCIAL

The wider Field Farm holding offers a well-established and highly versatile commercial and leisure operation, combining an established coarse fishery, camping and touring facilities, caravan storage, a tackle shop and a range of substantial buildings, machinery and equipment. The various elements work naturally alongside one another, creating a diversified rural business with several existing

income streams. Field Farm Fisheries is an established coarse fishery comprising six groundwater-fed pools extending to approximately two acres in total. The lakes are well stocked with mixed coarse fish species and benefit from good-quality fishing swims, well-maintained banks and margins and diffuser-style aerators. The pools are protected by otter fencing, with fencing extending along the southern and eastern boundaries. The six waters provide a variety of fishing environments and are established as a popular destination for visiting anglers, with income generated through day ticket sales. The fishery is complemented by a tackle shop, located within the southern elevation of the substantial timber-framed storage barn. The barn measures approximately 15m x 16m and is currently used in part for machinery and equipment storage, whilst the tackle shop provides terminal tackle and bait to visiting anglers. Its position between the main car park and Marsh Cottage makes it particularly convenient for customers and forms an integral part of the existing fishery operation. A further significant element of the business is the camping and touring operation. The site currently provides five electric touring caravan pitches, with the ability to accommodate up to 15 touring caravan or motorhome pitches. The wider site has provision for a maximum of 40 touring or holiday tents, caravans or mobile homes at any one time. The camping field is positioned towards the lower part of the holding, gently sloping towards the lakes and benefiting from light, relatively well-draining land, creating an attractive natural setting for campers and touring visitors. The camping facilities are supported by a range of useful amenities, including a chemical disposal point together with a dedicated toilet and shower block, providing the essential facilities required for the existing leisure use. Situated in the north-eastern corner of the property is a single glamping pod, surrounded by an additional camping area, adding another dimension to the accommodation offering and providing an opportunity to attract visitors looking for an alternative to traditional camping and touring. The combination of day ticket fishing, camping, touring caravans and glamping provides Field Farm with a broad range of established income-producing uses. Bookings are received directly and through established third-party platforms, including Pitchup and Campsites.co.uk, providing access to a wider customer base and helping to generate bookings across the leisure season. The diversified nature of the operation means that income is not dependent upon a single commercial activity, with the various elements of the business complementing one another. The existing operation provides considerable flexibility for an incoming owner. There is scope to continue the business in its current form, whilst the combination of land, water, buildings and existing infrastructure provides an excellent foundation for those looking to develop or adapt the leisure offering, subject always to the necessary planning and statutory consents.

Services & Infrastructure

Field Farm benefits from mains electricity and mains water, providing straightforward servicing for both the residential and commercial elements of the property. Drainage is provided by septic tank systems, with a separate three-tank system serving the dwelling and campsite. Marsh Cottage benefits from oil-fired central heating. The existing infrastructure has been established to support the combination of residential, fishing, camping and storage uses, with the various facilities arranged across the holding to provide an efficient and practical commercial operation.

Machinery & Equipment

A substantial amount of machinery, plant and equipment is included within the sale, providing an incoming purchaser with the necessary resources to continue maintaining the fishery, grounds and wider property without the immediate requirement for significant additional capital expenditure. The equipment includes a John Deere 3520 compact tractor with two mowers, a 1.5-tonne digger, Polaris Ranger and Case tractor, together with a comprehensive range of tools, pumps, generators and aerators. The machinery and equipment provide the means to undertake a significant proportion of the ongoing grounds, fishery and estate maintenance in-house.

A full inventory of the machinery and equipment included within the sale is available from the selling agent.

Income & Expenditure

The existing business generates income from a number of complementary sources, including camping, touring caravans, caravan storage and fishing day ticket sales. The diversified nature of these income streams provides an established commercial foundation for the property. Bookings are received both directly and through third-party booking platforms, including Pitchup and Campsites.co.uk, providing an established route to market for the camping and touring operation. Profit and loss accounts are available to genuinely interested parties following a viewing, providing prospective purchasers with the opportunity to assess the financial performance of the existing operation in greater detail.

An Established Rural Business with Further Potential

Taken as a whole, the commercial element of Field Farm represents a rare opportunity to acquire an established rural leisure business alongside a substantial private home. The combination of six fishing pools, camping and touring pitches, a glamping pod, tackle retail facilities, extensive storage, substantial machinery and established booking channels creates a diverse and adaptable operation. Importantly, much of the infrastructure required to operate the business is already in place, from the fishing lakes and aeration equipment through to the camping facilities, sanitary provision, caravan storage, machinery and commercial buildings. This allows a purchaser to acquire not simply land with potential, but an existing multi-faceted leisure operation with established customer channels and several complementary sources of income. The property therefore offers the opportunity to combine the lifestyle associated with living in a private Suffolk country home with the ownership and operation of an established rural leisure enterprise, all within an attractive setting close to the Suffolk coast and the popular destination of Southwold.

RESIDENTIAL

Set apart from the main road and approached via the property's private drive, Marsh Cottage is an attractive detached three-bedroom country home with the flexibility to provide three or four bedrooms, occupying an elevated position with a wonderful outlook over House Lake and the surrounding Field Farm holding. The house enjoys a particularly peaceful setting, combining the privacy and tranquillity of a rural home with the convenience of being less than a mile from Wrentham and within easy reach of Southwold and the Suffolk coast. The cottage has been thoughtfully improved by the current owners, creating a comfortable and versatile home which lends itself equally well to family living, a country retreat or a home with additional space for guests and working from home. The accommodation has a practical layout, with a number of rooms offering flexibility according to the needs of the next owner. A particularly notable addition is the single-storey extension completed in 2020, which created a bright and welcoming garden room. Positioned to take full advantage of the property's southerly aspect, the room benefits from south-facing patio doors and a Velux window, allowing an abundance of natural light into the space. With views towards the garden and wider grounds, this is an adaptable room which could be used as a family room, dining area, home office or additional reception space and, subject to the purchaser's requirements and any necessary consents, could potentially provide additional bedroom accommodation. More recently, the property has benefited from the addition of a large entrance and boot room, completed in 2025. This is a particularly useful feature for a home of this nature, providing a generous and practical entrance with ample space for coats, boots and outdoor clothing. The room also complements the property's rural setting, making it easy to move between the house, gardens and wider grounds without compromising the main living accommodation. The existing accommodation includes three bedrooms, with the flexibility of the layout allowing the property to work as a three-bedroom family home or potentially as a four-bedroom residence, depending upon how the accommodation is configured. The principal living spaces enjoy the benefit of the property's elevated position, whilst the outlook towards House Lake provides an ever-changing rural view and an attractive backdrop to everyday life. Outside, Marsh Cottage is surrounded by enclosed front and rear gardens, providing private and manageable areas of lawn and garden immediately adjoining the house. The position overlooking House Lake gives the gardens a distinctive character, with the water and surrounding landscape creating a peaceful environment in which to relax and enjoy the setting. The property feels private and secluded whilst remaining closely connected to the wider Field Farm holding.

FIXTURES & 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.

VIEWING ARRANGEMENTS

Please contact Flick & Son, 23A, New Market, Beccles, NR34 9HD for an appointment to view.

Email: beccles@flickandson.co.uk

Tel: 01 502 442889

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Marsh Cottage, Field Farm Fisheries & Campsite Guildhall Ln, Wrentham, Beccles NR34 7HP
Approximate Floor Area
Main House - 2129 sq. ft / 197.76 sq. m

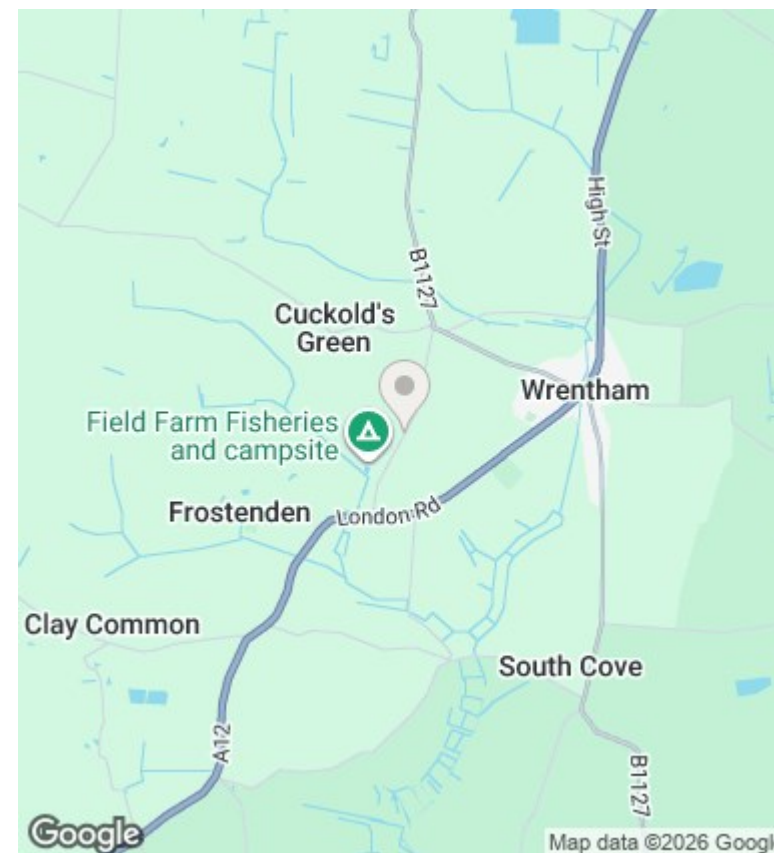


Conveyancing, Surveys & Financial Services

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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating

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