



| Back Lane | Wereham | PE33 9BB

£2600 pcm

- FIVE BEDROOM COTTAGE
- PERIOD FEATURES
- STUNNING RENOVATION
- FOUR RECEPTION ROOMS
- SEPARATE UTILITY ROOM
- LANDSCAPED GARDENS
- SEPARATE GARDEN STUDIO
- PETS CONSIDERED





Property Description

Tennens Properties are pleased to present this exceptional five-bedroom detached cottage, nestled in the charming village of Wereham. Located just 15 minutes from Feltwell and 25 minutes from Lakenheath, this beautifully presented home blends character and comfort, featuring stunning period features throughout, four spacious reception rooms, five generous bedrooms, two and a half bathrooms, a separate utility area, expansive yard space, a dedicated games room and ample parking. This unique property offers a perfect mix of rural charm and modern living-ideal for families or those seeking a peaceful countryside retreat. Pets are considered.

Council Tax Band: E

EPC Rating: E

ENTRANCE HALL

Welcoming entrance hall providing access to the main living areas of the home.

KITCHEN / DINER

A spacious and stylish kitchen/breakfast room featuring tiled flooring and a contemporary shaker-style design. Offers ample worktop space and cabinetry, integrated dishwasher, double oven, and induction hob. Enjoy views of the yard and space for a large breakfast table or sofa-ideal for family living or entertaining.

UTILITY ROOM

Generously sized utility area with space for a separate washer and dryer, a sink, and additional storage. Includes a passageway to the kitchen with room for an American-style fridge freezer and direct access to the yard.

DINING ROOM

Located off the kitchen, this large dining area boasts solid wood flooring, street-facing windows, and a charming

stained glass feature. A staircase is discreetly positioned in the corner of the room.

LOUNGE

A beautifully presented lounge with an open fireplace accessible from both sides. This two-tiered space is filled with natural light, carpeted for comfort, and includes a SKY TV connection.

STUDY

A well-proportioned study located off the hallway, with convenient access to both the kitchen and laundry room-perfect for working from home.

CLOAKROOM

Tiled flooring with WC and sink, located next to the utility room.

MASTER BEDROOM

Spacious master bedroom with built-in mirrored wardrobes. Ample space for an American king-size bed.

ENSUITE

Large, fully tiled wet room featuring a double sink, walk-in shower, WC, and heated towel rail.

BEDROOM

Generous double bedroom with front-facing window, suitable for an American king-size bed.

BEDROOM

Another spacious double bedroom, also accommodating an American king-size bed.

Comfortable double bedroom, ideal for an American queen-size bed.

BEDROOM

Single bedroom, perfect as a child's room or playroom.

BATHROOM

Great-sized bathroom with a freestanding bath and shower attachment, tiled flooring, WC, and heated towel rail. A shower and circular curtain can be installed upon request by the new tenant.

SUMMER HOUSE

A versatile outbuilding with bi-folding doors, wood flooring,

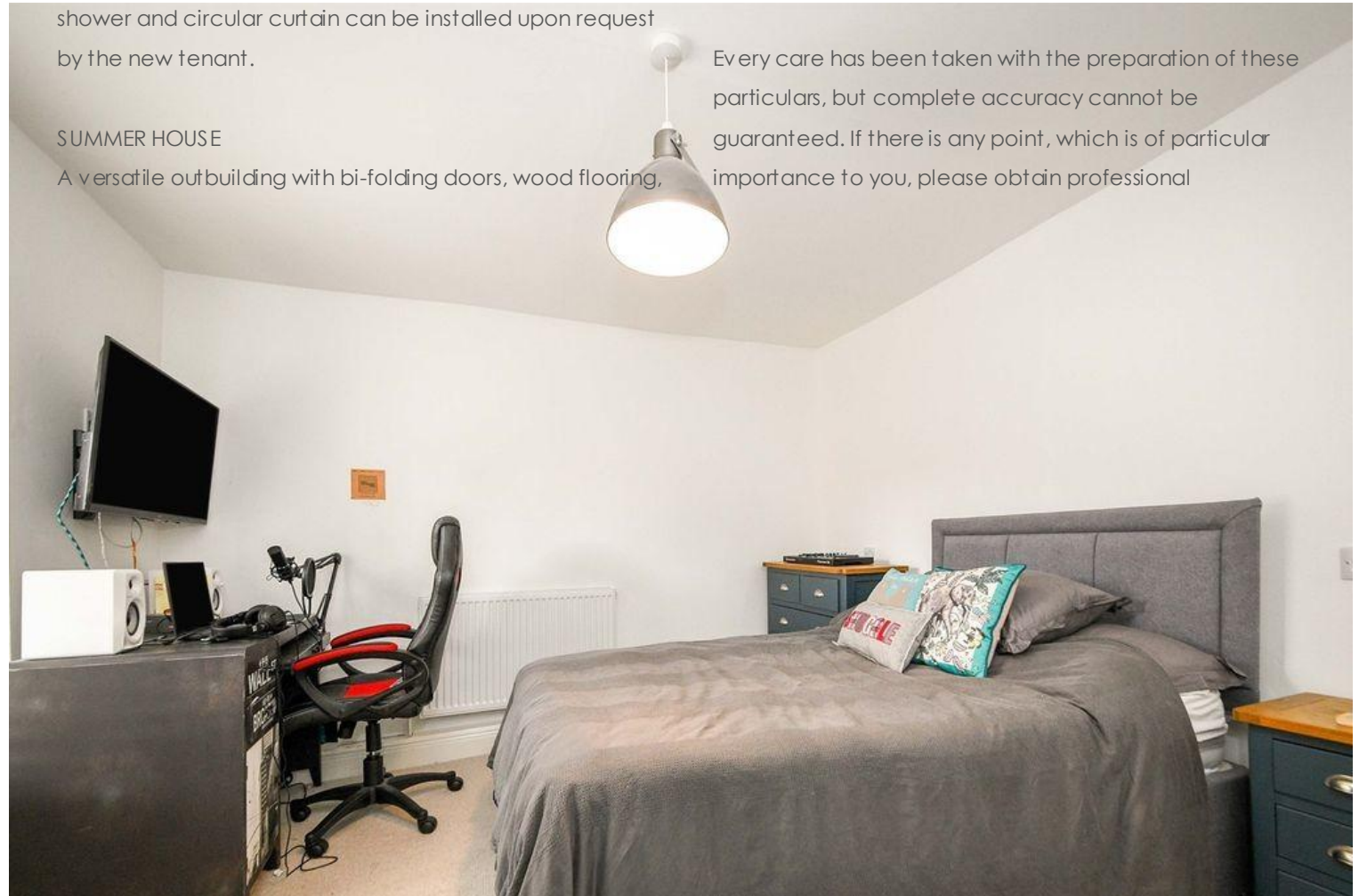
and excellent lighting-ideal as a studio, gym, or additional entertaining space.

EXTERIOR

The property features two patio areas, a gated entrance, and a driveway. The large, pet-friendly yard offers plenty of outdoor space.

Driveway to the side of the property with space for two vehicles, with ample free on-street parking.

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





Tenure

Monthly periodic

Council Tax Band

E

Viewing Arrangements

Strictly by appointment

Contact Details

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.