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THE STORY OF

Beech Cottage

Wetheringsett, Suffolk

SOWERBYS



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Beech Cottage

Church Street, Wetheringsett
Suffolk, IP14 5PP

Quintessential Grade II Listed Home

Popular Village Location

Abundance of Character

Two Reception Rooms and
Kitchen/Breakfast Room

Utility Room and Shower Room

Three First Floor Bedrooms Plus
a Study/ Fourth Bedroom

Family Bathroom

Well-Landscaped Garden and Small Woodlands

Detached Double Garage

Summer House and Kitchen Garden

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This fine Grade II listed cottage is a wonderful example of a home filled with charm and character. Nestled in a secluded position with views towards the neighbouring church, its historic appeal is beautifully evident throughout, with exposed ceiling and wall timbers, fine inglenook fireplaces and leaded-light windows.

The excellent-sized sitting room provides a lovely space in which to relax and entertain, while the bay window offers a peaceful spot from which to admire the garden. A well-appointed and characterful dining room has steps leading down to the fitted kitchen/breakfast room, with double doors opening directly onto the garden. The ground floor also provides a utility room, shower room and a study or fourth bedroom. Upstairs, there are three further bedrooms and a family bathroom.

The grounds extend to approximately 0.6 acres (stms) and have been meticulously landscaped, with an abundance of cottage-style planting, meandering pathways and a selection of terraces. The gardens extend into an area of woodland, adding to the sense of seclusion and providing a peaceful natural backdrop to the property.

Designed to make the most of the peaceful surroundings, the gardens offer numerous places to sit and enjoy the tranquillity. There are also a selection of specimen trees, a productive kitchen garden and a superb summer house complete with sauna.



Historic character woven
beautifully throughout
the home.

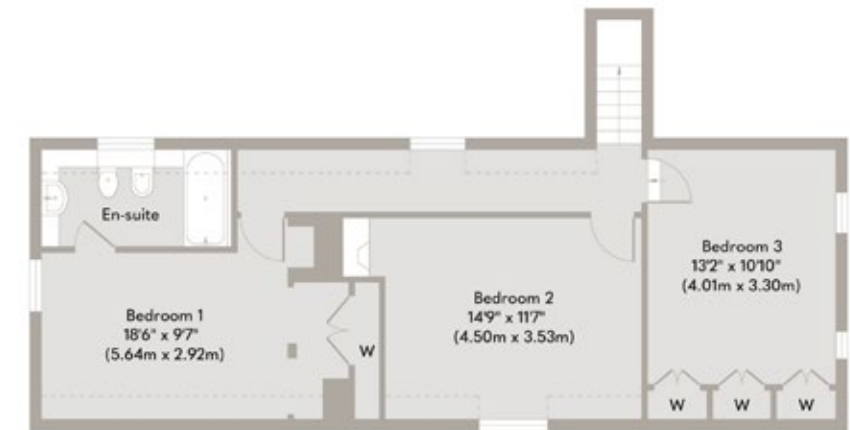
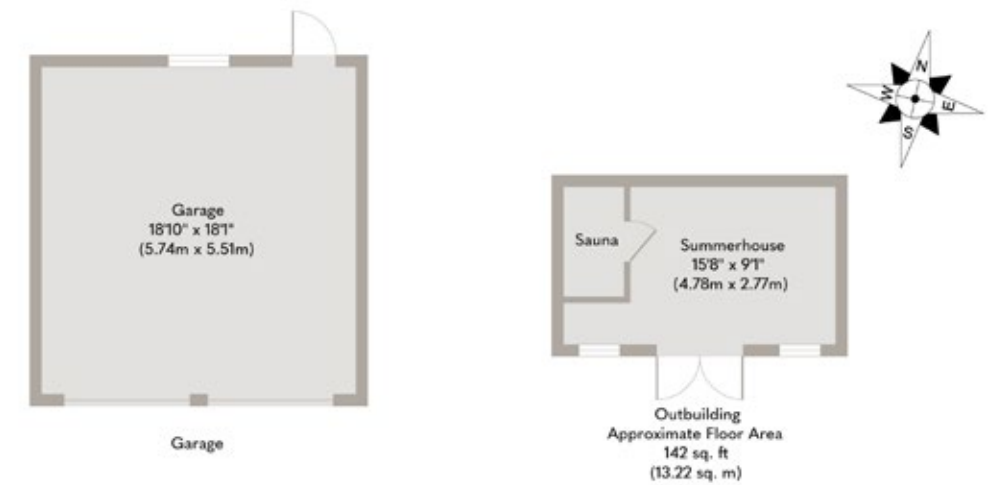






Slow down and enjoy
the beauty of the
surrounding gardens.





First Floor
Approximate Floor Area
727 sq. ft
(67.54 sq. m)



Ground Floor
Approximate Floor Area
1433 sq. ft
(133.11 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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Wetheringsett

PEACEFUL VILLAGE LIVING IN THE
SUFFOLK COUNTRYSIDE

Wetheringsett is a peaceful Suffolk village surrounded by rolling countryside, quiet country lanes and open farmland. Part of the wider parish of Wetheringsett-cum-Brockford, it has a strong sense of rural character and community, with a history stretching back centuries.

At the heart of the village is the impressive All Saints' Church, which is recorded in the Domesday Book and forms an important focal point within the village. The village is also home to a well-regarded Church of England primary school and village playing fields, adding to its welcoming community atmosphere.

For those who enjoy the outdoors, Wetheringsett is particularly well placed for walking and exploring the surrounding countryside. A popular circular route leads from the village through quiet lanes, field edges and footpaths, with views across the High Suffolk landscape and alongside the River Dove.

The nearby market towns of Stowmarket, Diss and Eye provide a wider selection of shops, cafés, restaurants and everyday amenities. Stowmarket is approximately nine miles away, while Diss is around ten miles to the north. The village also enjoys convenient access to the A140, providing connections towards Norwich and Ipswich, making Wetheringsett an appealing choice for those looking for a quieter countryside setting without feeling too remote.



Note from Sowerbys



“A home filled
with charm,
character and
tranquillity.”



SERVICES CONNECTED

Mains water, drainage and electricity. Oil fired central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

TENURE

Freehold.

LOCATION

What3words: ///flickers.ready.homelands

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SOWERBYS

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