



WENHASTON LODGE

NARROW WAY WENHASTON, HALSWORTH, IP19 9EQ



Wenhaston Lodge is a beautifully presented, detached house that is located in a popular village setting. It has been renovated to a high standard and offers three double bedrooms all with ensuite bathrooms, ample off road along with single garage and landscaped garden to the rear.

Stepping through the double front doors, you are welcomed into a generous entrance hallway, open to the full height of the house and with Velux roof windows that allow light to flood in. The central staircase, with glass balustrades and steel handrails, provides access to the first floor, and there are large, useful understairs storage cupboards. Leading off the hallway on the ground floor are the main reception rooms and a convenient WC. To the left of the hallway is the sitting room, a bright and spacious area enjoying dual-aspect views. Sliding doors open directly onto the rear garden, while a wood-burning stove provides an attractive focal point. A dedicated office area is thoughtfully positioned leading off the sitting room, providing an ideal space for those working from home. The dual-aspect kitchen/dining room provides a sociable and versatile space, again benefiting from plenty of natural light and doors opening onto the rear garden. An internal door leads directly from the kitchen into the garage, which is a useful and adaptable space and currently incorporates a practical utility area with worktop, sink, water softener, ample cupboards and shelving, and multiple power sockets. The landing on the first floor has under-eaves storage at the front and rear. Leading off the landing are three generously proportioned double bedrooms. Bedroom one is a particularly spacious room, featuring built-in wardrobe storage, a Velux window with electric blind and a well-appointed ensuite bathroom with a space-saving pocket door. The ensuite bathroom boasts a freestanding bath, shower, basin and toilet, and features underfloor heating. Bedroom two is another excellent-sized double bedroom, enjoying views over the rear garden and Church Common, and benefiting from its own ensuite facilities accessed via a pocket door. Bedroom three is also a comfortable double bedroom with plenty of storage under the eaves and the added benefit of an ensuite with underfloor heating and further under-eaves storage. Completing the first floor is a drying room with Velux window, drying racks, radiator and electric panel heater. Two separate loft spaces, both with fitted loft ladders and lighting, offer yet more storage. Externally, the property offers ample off-road parking to the front, with a spacious driveway and garage. To the rear, the garden has been beautifully landscaped and features an attractive selection of mature shrubs, established trees and a raised vegetable bed, creating a private and inviting outdoor space. An irrigation system has also been installed in some of the beds, helping to maintain the garden with ease. A gate at the bottom of the garden leads directly to the woodland and pathways of Church Common. There is a generously sized shed/workshop with electric light and power, together with a useful second shed, both with tiled roofs. A path leads from the front garden along the side of the property to the rear garden. There are several external power sockets in both the front and rear garden areas, and motion-sensitive lighting along the front and back of the house.

SERVICES – Mains water, drainage and electricity are connected to the property. Heating is provided by way of oil central heating. There are gas bottles connected for the hob located in the kitchen. There is also a high-tech heating system installed along with zoned heating and underfloor heating in two of the ensuite bathrooms. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY – East Suffolk – E

EPC – C

VIEWING - Strictly by appointment with the agent's Halesworth office. Please call 01986 872 553.

TENURE- Freehold



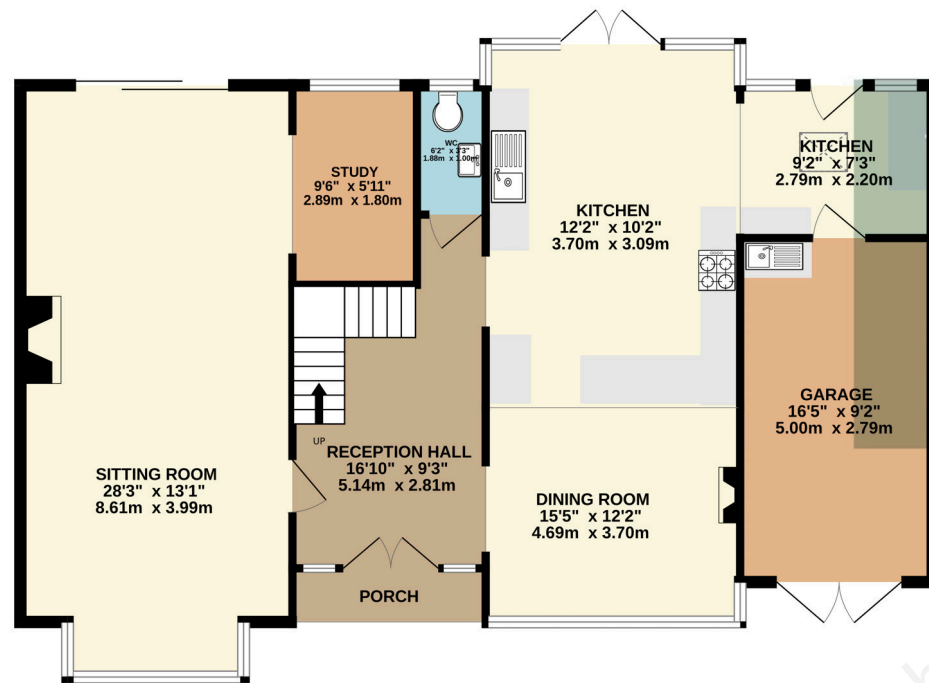




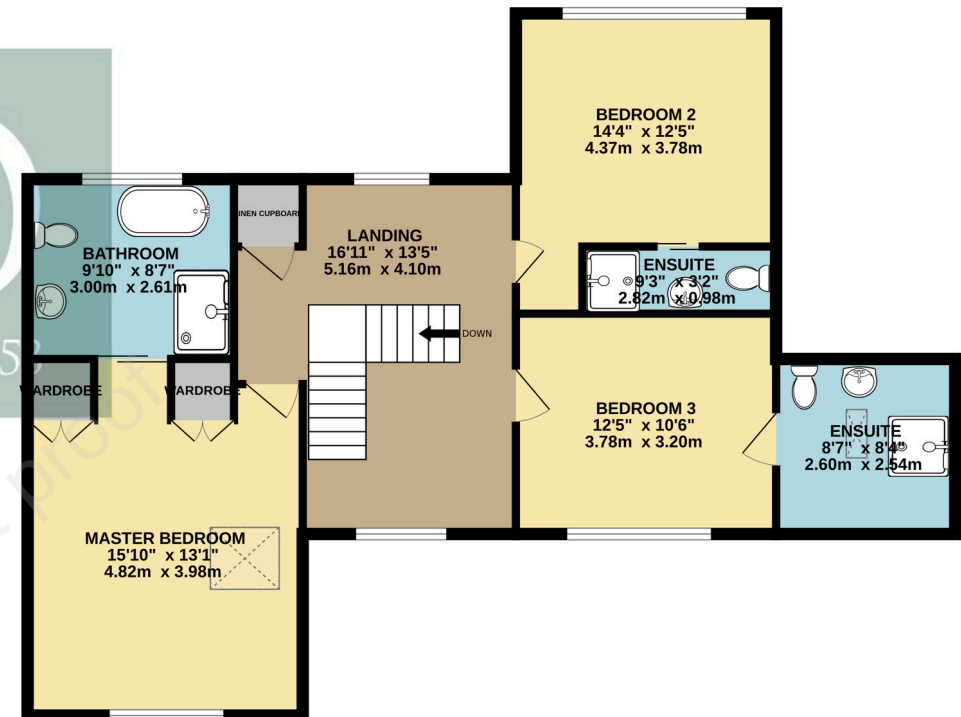


FLOOR PLAN

GROUND FLOOR
1133 sq.ft. (105.3 sq.m.) approx.



1ST FLOOR
888 sq.ft. (82.5 sq.m.) approx.



TOTAL FLOOR AREA : 2021 sq.ft. (187.7 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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