



1 High Street, Wangford

Beccles

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1



Minors & Brady

1 High Street

Wangford, Beccles

Dating back to the 1800s and full of charm, this Grade II listed cottage offers character, versatility, and a wonderful village setting in the heart of Wangford. Positioned close to the Suffolk coast and surrounded by the appeal of both countryside and coastline, the property combines period features with practical modern living.

Original character and a warm cottage feel run throughout, creating a home with real personality and timeless appeal. With off-road parking, a private garden, and the added benefit of a separate annexe with ensuite facilities, this is a home that offers far more than first meets the eye and provides flexible living for a range of buyers.



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1 High Street

Wangford, Beccles

- Guide price: £325,000 - £350,000
- Grade II listed character cottage dating back to the 1800s, full of charm and original appeal
- Beautifully presented home in the heart of Wangford, close to the Suffolk coast and surrounding countryside
- Cosy sitting room featuring a log burner, creating a warm and inviting main living space
- Well-appointed kitchen with practical layout and adjoining ground floor bathroom
- Two first floor bedrooms plus a separate annexe/third bedroom with its own ensuite shower room
- Versatile annexe ideal for guests, multi-generational living, home working, or additional income potential
- Private garden with summerhouse, offering a peaceful outdoor retreat for relaxing or entertaining
- Off-road parking available, adding valuable convenience in this sought-after village location

Council Tax band: B

Tenure: Freehold



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Location

Located in the village of Wangford, High Street enjoys a well-connected setting just a short distance from the Suffolk coast. Wangford offers a range of everyday amenities including a village shop, cafés, a well-regarded pub, and a strong local community atmosphere. The popular seaside town of Southwold is only a short drive away, providing access to beaches, independent shops, restaurants, and coastal walks.

The nearby market town of Beccles offers a wider selection of supermarkets, schooling, and transport links, while the A12 provides convenient routes to surrounding towns and villages. Surrounded by attractive countryside and close to the coast, this location offers a peaceful village setting with excellent access to both coastal and town amenities.

High Street

Stepping inside, the main entrance hall leads through to a cosy and welcoming sitting room, where the log burner creates a beautiful focal point and adds warmth and character to the space. This room is perfect for everyday living, with a comfortable and inviting atmosphere that reflects the charm expected from a property of this age.



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The kitchen is well appointed with a practical layout, fitted units, and useful worktop space, creating a functional area for day-to-day living while still complementing the cottage's traditional feel. A ground floor bathroom is also located within the main house, fitted with a three-piece suite and offering everyday convenience.

Upstairs, the first floor provides two bedrooms, both offering comfortable accommodation and flexibility depending on requirements. The principal bedroom is well proportioned, while the second bedroom works equally well as a guest room, study, or dressing room.

A particularly valuable feature of the property is the separate annexe, which provides an additional bedroom complete with its own ensuite shower room. This space is ideal for guests, multi-generational living, home working, or even as a potential income opportunity, adding a high level of flexibility to the overall accommodation.

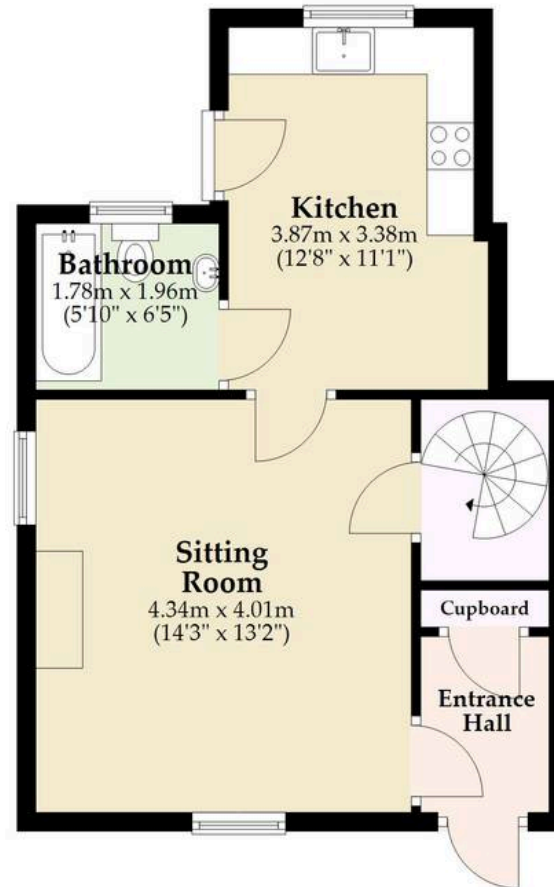
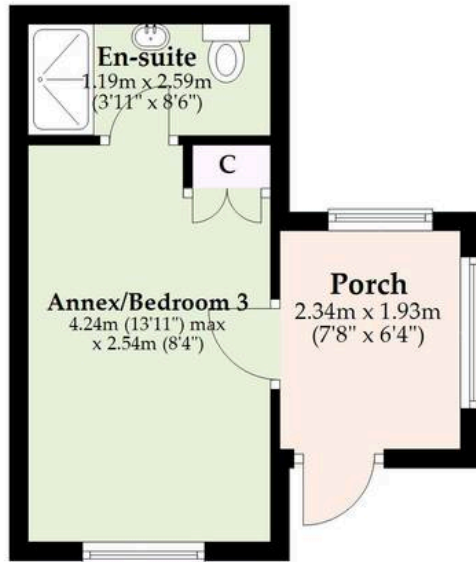
Externally, the private garden offers a peaceful outdoor setting with space to relax and enjoy the surroundings, while the summerhouse creates an additional retreat for entertaining, hobbies, or quiet enjoyment. Off-road parking adds further practicality, completing this unique and characterful home in one of Suffolk's most desirable village locations.



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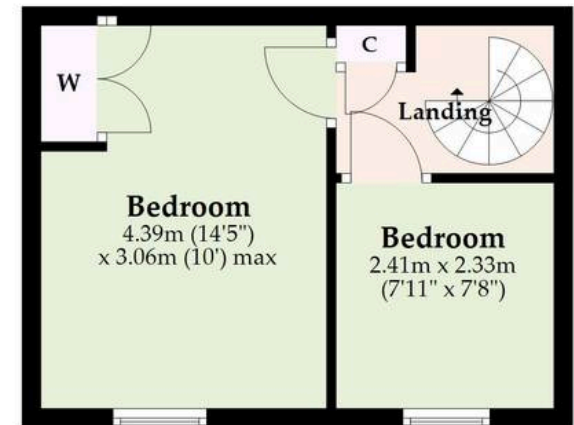
Ground Floor

Approx. 60.5 sq. metres (650.8 sq. feet)



First Floor

Approx. 22.2 sq. metres (238.6 sq. feet)



Total area: approx. 82.6 sq. metres (889.4 sq. feet)

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.

Plan produced using PlanUp.

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