

7 Mill Lane

Southwold, Suffolk





An Exclusive Coastal Sanctuary in Southwold

7 Mill Lane represents an unrivalled opportunity to own a home that blends bold, contemporary design with refined luxury. Originally built in 2007 and extensively updated in 2022, this remarkable oak framed residence offers a rare combination of architectural drama and everyday comfort.


8


6


3

Summary of accommodation

Entrance hall | Open plan kitchen, living and dining room | Study | Studio with kitchenette and bathroom | Utility room | Indoor swimming pool and gym

Principal bedroom with en suite bathroom and dressing room | Six further bedrooms | Six bathrooms

Garden | Off-road parking



Situation

Nestled in the highly sought-after seaside town of Southwold, 7 Mill Lane combines a prime central location yet incredibly private setting. Just a short walk from the sandy beach and the bustling town centre, the property offers convenient access to a wealth of independent shops, cafés, and award-winning restaurants. The charming village of Walberswick lies just 1.5 miles away, offering additional dining options.

 **Restaurants:** Southwold offers a vibrant and diverse food scene, celebrated for its fresh seafood, artisanal bakeries, and locally sourced produce. The town is home to the renowned Adnams Brewery, which owns two of the hotels in Southwold, The Crown and The Swan. Other restaurants/cafés include the Sole Bay Fish Company on the Harbour, Le Roc, Two Magpies Bakery and Southwold has recently been named one of the best places in Britain for fish and chips. A short drive from Southwold is Aldeburgh, another seaside town with a great reputation for fresh seafood, with wooden shacks along the seafront selling the daily catch.

 **Leisure:** Southwold Harbour and Golf Club are within walking distance, as is the sandy beach lined with colourful beach huts. Walberswick is within a 20 minute walk across the River Blyth bridge. For further walks, RSPB Minmere is within a short drive, as is Covehithe beach. Adnams Brewery offers tours and tastings in the town centre. Southwold high street offers a range of independent shops and boutiques, as well as a weekday market.

 **Schooling:** There are a range of good schools in the area, both in the private and public sector. Notably, St Felix School in Reydon which is less than a 5 minute drive and is an independent co-educational school catering for boarders and day pupils from the ages of 2 to 19, including international students from around the world.

 **Transport:** London is accessible by train from Halesworth (8 miles away) or Darsham station (9.6 miles south), with trains via Ipswich taking around 2 hours. The nearest airports are Norwich International Airport (about 45 minutes by car) and London Stansted (around 2 hours by car).



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The home unfolds across three floors, with dramatic entrance hall lit by Tom Dixon pendants, polished concrete flooring, and a floating staircase that sets the tone for the interior. The expensive open plan living and dining space is flooded with natural light, enhanced by a striking Majorelle blue feature wall, a contemporary fireplace and seamless integration with the Nicholas Anthony kitchen which was recently shortlisted for the International Design and Architecture Awards 2025. Outfitted with Sub-zero Wolf ovens, Gaggenau appliances and a hidden utility room, the kitchen has been designed with both form and function in mind.

Perfect for entertaining or retreat, the ground floor extends to leisure facilities that transform the house into a private haven. An indoor heated 18 metre pool, gym and changing facilities open through panoramic sliding doors to a south-facing garden, creating a fluid connection between indoors and outdoors. A self-contained studio and office with separate kitchen and wet room offer further flexibility whether for remote work, additional guest accommodation or conversion to a separate annex.

Upstairs, the exceptional principal bedroom suite includes a generous dressing room and en suite with sweeping views across the living roof of the pool, over the golf course and towards Walberswick Harbour. Additional en suite bedrooms, guest rooms and a versatile family suite on the top floor ensure ample accommodation, with the potential for as many as 10 bedrooms in total.

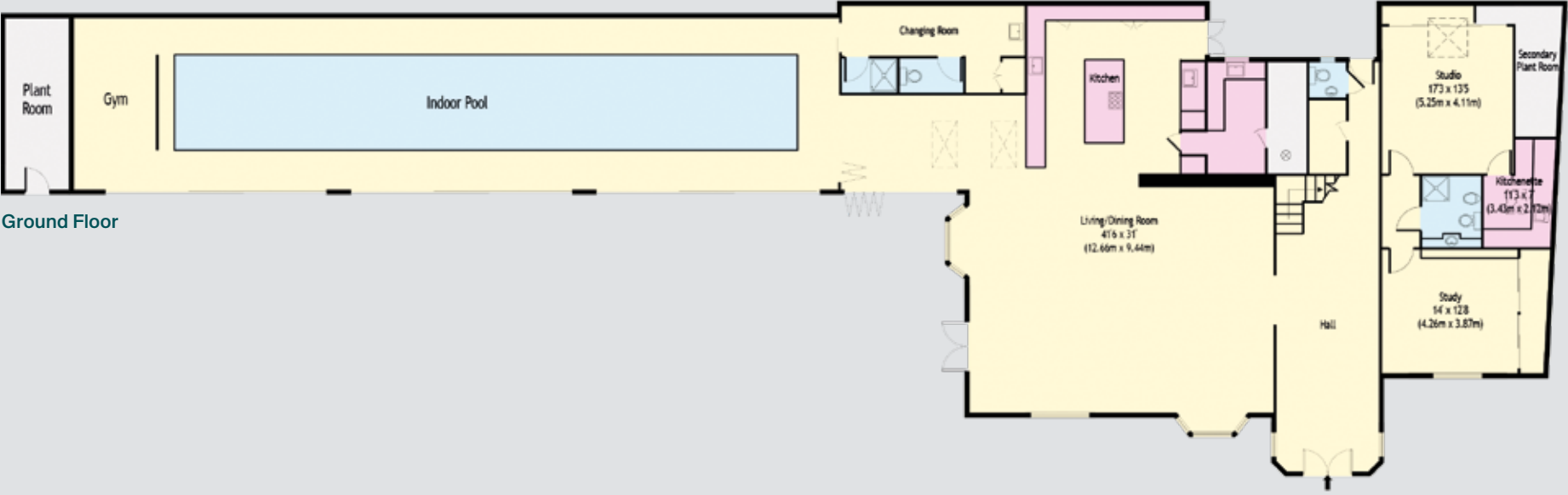
Extending to some 6500 sq. ft, this exclusive residence is more than a home; it is a sanctuary where cutting edge design, leisure and coastal living converge – set within one of the country’s most sought after locations.







Approximate Gross Internal Floor Area
6558 Sq ft / 610 Sq m



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Outside

Outdoor features include a secluded garden, which is ideal for outdoor entertaining and this can be accessed from the living room or kitchen, a greenhouse and large store room, and 4/5 parking spaces behind electric gates with external CCTV.



Property Information

Method of Sale

The property is offered for sale freehold with vacant possession by private treaty.

Easements, Wayleaves and Rights of Way

The property is sold subject to and with the benefit of all rights of way either public or private, all easements, wayleaves and other rights of way whether they are specifically referred to or not.

Services

Mains water, electricity and drainage with gas central heating (two boilers) and underfloor heating.

Fixtures and Fittings

All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale, including curtains, light fittings, free standing domestic and electric items.

Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and completed by the vendor's agent and the purchaser will be deemed to satisfy themselves as to the description of the property. Any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

EPC Rating

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Local Authority

East Suffolk Council

Council Tax

Band H

Postcode

IP18 6HW

Viewings

All viewings are strictly by appointment with the Vendor's joint agents.



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