



Southwold, Suffolk

Guide Price £1,750,000

- Prime Southwold Location
- Outstanding Views
- Courtyard Garden
- Exceptional Specification
- Conservation Area
- Elegant & Spacious
- Period Charm & Features
- Two Reception Rooms
- EPC - E

The Common, Southwold

Southwold is an extremely popular seaside town situated on the Suffolk Heritage Coast, a Designated Area of Outstanding Natural Beauty. Southwold is characterised by its variety of Regency and Victorian architecture bordered by a large common, sandy beach with pier, a variety of greens and working harbour at the mouth of the river Blyth. Southwold has an excellent range of High Street and boutique shops as well as a wide range of leisure amenities including golf and sailing clubs. The surrounding area is renowned for its coastline and countryside with excellent leisure pursuits which include the RSPB Reserve at Minsmere.



Council Tax Band: G



DESCRIPTION

Standing in an elevated position commanding views over the common to the coastline, Southwold harbour and Walberswick. Mill House is situated on the site of the former mill which is understood to have been destroyed by a fire in 1890. Dating 1895, Mill House retains great charm and character with well proportioned reception rooms and bedrooms. Taking full advantage of this wonderful position, Mill House is situated at the edge of "The Paddock". It forms the inner part of Southwold Common, located at the southern edge of Southwold and within the town's Conservation Area, just a short stroll from the Market Place and seafront.

ACCOMMODATION

ENTRANCE PORTICO

Glazed entrance door to:

ENTRANCE HALL

Elegant panel staircase rising to the galleried landing. Glazed door to the rear courtyard garden.

KITCHEN /DINING / LIVING ROOM

A splendid dual aspect room with bay window over looking the common and French doors opening to the courtyard garden. Bespoke kitchen, Hardwood work tops, cabinets and shelves, butler sink and gas fired Aga.

SITTING ROOM

Bay window over looking the garden and common. Cast iron fireplace with painted timber mantle and surround. Double doors open to:

FAMILY ROOM

Sash and casement shuttered windows to flank walls. Fireplace with stove.

UTILITY ROOM

Pamment tile floor, plumbing for washing machine below hard wood work top.

CLOAKROOM

Pamment tile floor, wall hung hand basin and WC.

REAR HALL / PLANT ROOM

Pamment tile floor, gas central heating boiler and pressured water cylinder. Rear entrance door.

FIRST FLOOR

GALLERIED LANDING

Sash window to rear elevation.

PRINCIPAL BEDROOM

Sash windows with far reaching coastal views.

ENSUITE BATHROOM

Suite comprising bath with mixer tap and hand held shower, tiled shower cubicle, W.C. and hand basin.

BEDROOM

Sash windows with far reaching coastal views. Tiled fireplace with painted mantle and surround.

BEDROOM

Sash window over looking the rear courtyard garden. Cast iron fireplace with painted mantle and surround, wardrobe to one side.

BEDROOM

Shuttered windows to rear elevation. Cast iron fireplace. Wardrobe cupboard.

BEDROOM

A charming small bedroom or study with splendid coast line views.

BATHROOM

Roll top and claw foot bath with mixer tap and hand held shower, Shower cubicle, pedestal hand basin and W.C. Shuttered window.

OUTSIDE

The property is approached over a footpath across the common which leads to a delightful, well stocked garden bordered by original railings. A side passageway leads to a hand gate opening to the rear courtyard garden; predominately paved, raised and stepped planted borders, sculptured metal screen, external lighting and power supply.

TENURE

Freehold

OUTGOINGS

Council Tax band currently G

SERVICES

Mains gas, electricity, water and drainage.

VIEWING ARRANGEMENT

Please contact Flick & Son, 8 Queen Street, Southwold, IP18 6EQ for an appointment to view. Email: southwold@flickandson.co.uk Tel: 01502 722253 Ref: 20531/RDB.

FIXTURES & FITTINGS

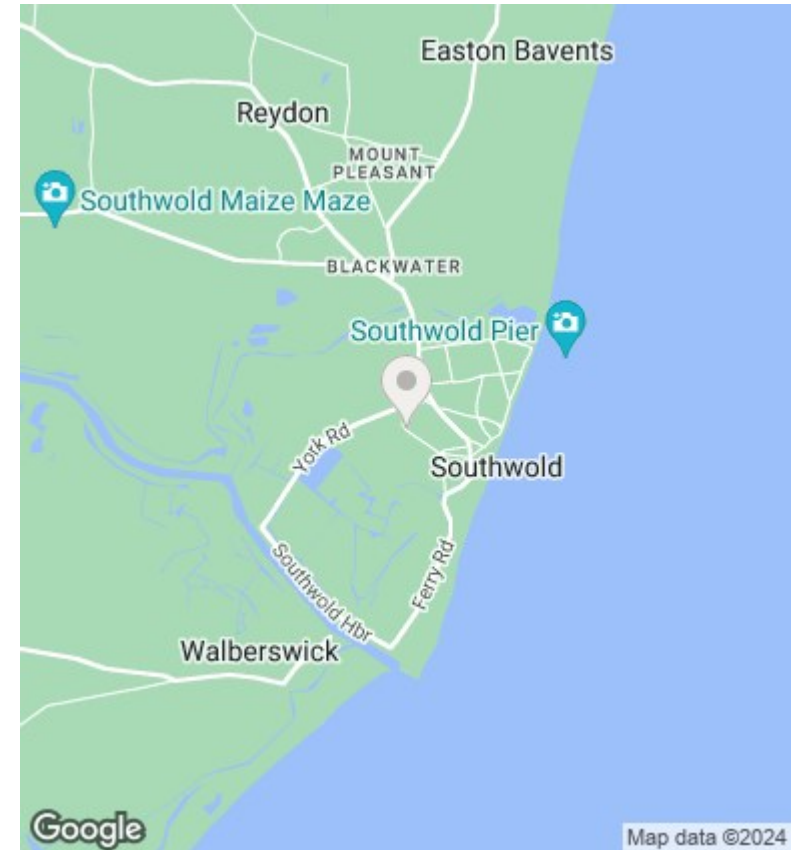
No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.







TOTAL FLOOR AREA : 201.6 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.
 Made with Metropex ©2024



Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, David James Wealth for wealth management, David Barney & Co and Fairweather Law for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services it should be known that Flick & Son will receive a referral fee of 20% of case sizes for Jigsaw Mortgages Ltd and David James Wealth, £100 referral fee for David Barney & Co, £200 fee for Fairweather Law referrals and £50 referral fee for MS Surveys.

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com