



Southwold, Suffolk

Guide Price £650,000

- No Onward Chain
- Coastal Views from the Principal Bedroom
- Bespoke Kitchen Fittings
- Two Bedrooms & Two Bathrooms
- Two Reception Rooms
- Gas Central Heating
- Immense Charm & Character
- Courtyard Garden

Park Lane, Southwold

A charming beautifully presented Grade II Listed cottage, situated in the heart of Southwold's Conservation Area, a few paces from the common, sea front and beach of this renowned coastal town. Occupying a prominent position on the Suffolk Heritage Coast a designated Area of Outstanding Natural Beauty, Southwold has an excellent range of boutique and High Street shops, and is set around numerous greens and bordered by a large common. Southwold has a sandy beach with a pier, and the promenade is lined with colourful beach huts. To the south of the town lies the River Blyth and Southwold harbour, beyond which is the coastal village of Walberswick. The surrounding area and coastline is renowned for its leisure pursuits which include the RSPB Reserve at Minsmere.



Council Tax Band: D



DESCRIPTION

Park Lane Cottage is a delightful Grade II Listed period home, featuring attractive brick elevations beneath a traditional clay pan-tiled roof. Perfectly positioned in one of Southwold's most sought-after locations, the cottage is just a stone's throw from Southwold Common and within easy walking distance of South Green and the seafront.

Brimming with character and charm, the property offers beautifully appointed, well-planned accommodation. From Park Lane, the entrance hall leads into a splendid double-aspect sitting room with classic sash windows, bespoke cabinetry and shelving flanking an impressive fireplace with a wood-burning stove.

A second reception room—currently used as a dining room—also features a fireplace and opens through casement doors to a secluded, cobbled, walled courtyard garden. The kitchen, which overlooks the courtyard, is fitted with bespoke units and integrated appliances, with a stable door offering direct access back to Park Lane.

Upstairs, the galleried landing leads to an elegant principal bedroom enjoying far-reaching coastal views, along with a second bedroom and a family bathroom. A ground-floor shower room completes the layout of this truly enchanting seaside cottage.

ACCOMMODATION

ENTRANCE HALL

Carpeted pamment tiled floor and staircase rising to first floor. Fitted shelves. Sash window.

SITTING ROOM

Brick fireplace with painted timber mantel and surround and pamments tiled hearth. Fitted wood burner. Recessed alcoves to either side with shelves and fitted cabinets. Sash windows to front and side. Further fitted cabinet with display shelves and panelled glazed doors. Picture rail.

DINING ROOM

Ornamental cast iron fireplace with painted timber mantel and surround and fitted cupboard to one side. Carpeted pamments tiled floor. Casement doors opening to courtyard garden.

SHOWER ROOM

White suite comprising tiled shower cubicle with extractor fan and light unit, handbasin with tiled splashback and close coupled W.C. Understairs storage cupboard with water softener.

KITCHEN

A bespoke fitted kitchen with hardwood work surfaces with drawers and cupboards below and matching wall cupboards. Enamel butler sink with mixer tap. Panelled glazed window overlooking the courtyard garden. Fitted gas cooking range. Fitted dishwasher and fridge. Concealed tumble dryer and washing machine. Gas fired central heating boiler. Ceiling downlighting. Tiled floor. Half panelled glazed stable door opening onto Park Lane.

FIRST FLOOR

GALLERIED LANDING

BEDROOM

A beautifully panelled room with ornamental cast iron fireplace with painted timber mantel and surround. Alcoves to either side, one with a corner cabinet and the other with a fitted wardrobe. Exposed floorboards and sash windows to the south and west. Access to roof space.

INNER LANDING

BATHROOM

White suite comprising tongue and groove panelled bath, W.C. and wash handbasin. Tongue and groove panelling to dado.

BEDROOM

Ornamental cast iron fireplace with painted mantel and surround. Sash window overlooking courtyard garden.

OUTSIDE

To the rear of the property is a small courtyard garden with pavers floor and cobbled wall. Outside tap.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently D.

SERVICES

Mains gas, electricity, water and drainage.

VIEWING ARRANGEMENTS

Please contact Flick & Son, 8 Queen Street, Southwold, IP18 6EQ for an appointment to view.

Email: southwold@flickandson.co.uk

Tel: 01502 722253 Ref: 20844/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.

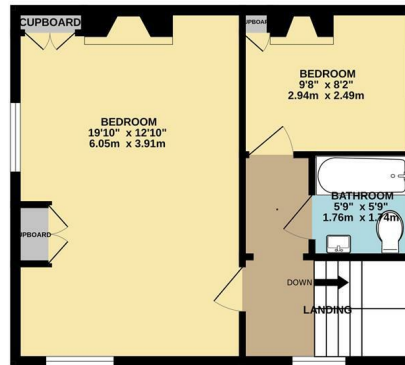




GROUND FLOOR
535 sq.ft. (49.7 sq.m.) approx.

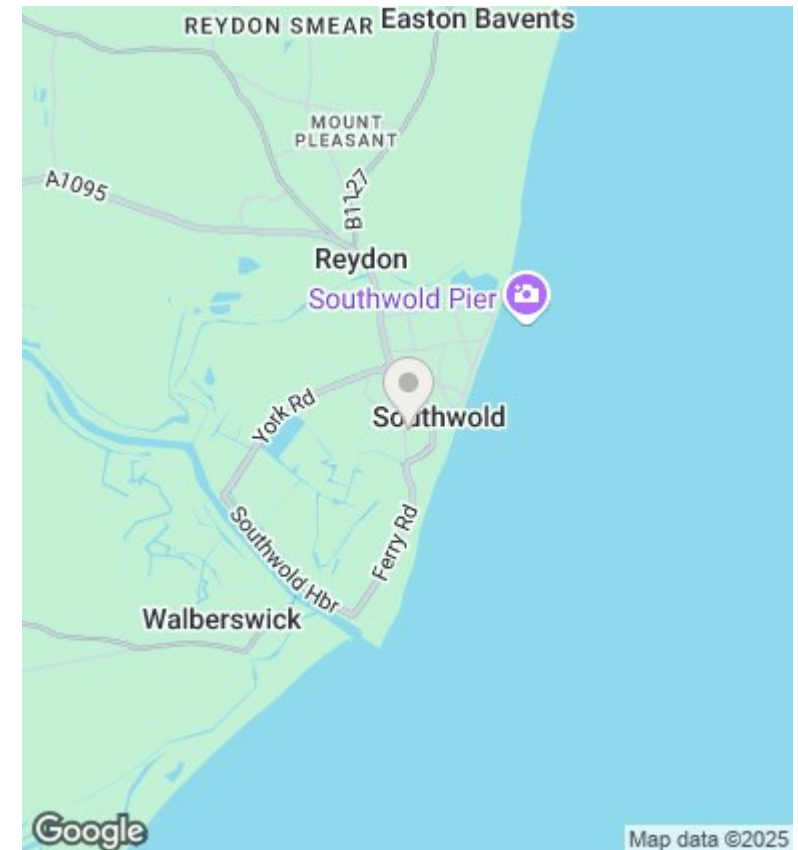


1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA: 967 sq.ft. (89.8 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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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

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