



SOLE BAY VILLA

GUN HILL, SOUTHWOLD, IP18 6HF



This superb three-storey marine villa, nestled on Gun Hill in the highly sought-after area of Southwold, offers a unique and newly renovated luxurious family home.

Upon entering the main entrance hall, you are greeted by a spacious and light-filled kitchen/dining/family room, which extends towards the front of the house and opens to the front garden. The deVol-designed kitchen is a highlight, featuring a Lacanche range cooker and a generously sized island, offering a perfect space for both cooking and socialising. The kitchen also connects to a pantry, utility room, plant room, and a ground-floor bedroom or office. Adjacent to the family area, the sitting room enjoys direct access to the front garden, as well as iconic views over Gun Hill.

The ground floor is completed by a stylish shower room, with original features such as fireplaces retained throughout the home. The blend of historic charm and contemporary design is seamlessly executed, with one standout feature being the stunning curved staircase that ascends to the top floor. This staircase is illuminated by natural light pouring in from a south-facing dormer window, adding a touch of elegance to the space.

On the first floor, the master bedroom spans the full depth of the house, with French doors leading to a balcony that offers breathtaking views over Gun Hill and the sea. The master suite also includes a dressing area and an ensuite bathroom, both with views over the rear aspect, which overlooks the common and the town. Two additional bedrooms are located on this floor, along with a family bathroom. The versatility of the layout allows for the second bedroom to be used as an additional reception room, complete with access to the balcony and those remarkable views. The top floor continues to impress with three bedrooms, each benefiting from its own ensuite bathroom.

Outside, the front garden provides uninterrupted views over Gun Hill, and a gate offers direct access across the green to the beach, allowing you to enjoy the best of coastal living.

Prospective purchasers will be pleased to note that the property has been thoughtfully designed with energy efficiency in mind. The villa features high levels of insulation, high-performance windows, and an air source heating system, ensuring both comfort and sustainability. The master bedroom and second-floor bedroom are equipped with air conditioning, complemented by mechanical ventilation and a heat recovery system, providing an ideal climate year-round.

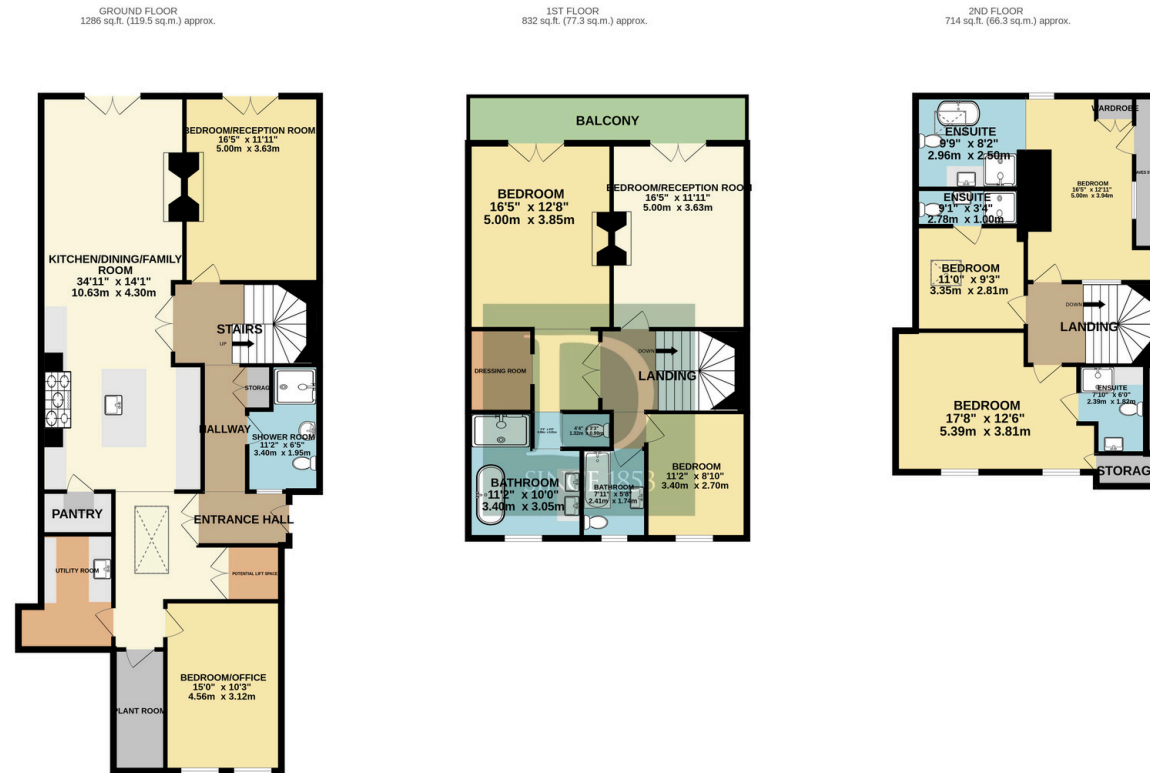
Additionally, the home has been future-proofed with great care. Space has been allocated in the garage and on the ground floor to allow for the potential installation of a lift, should the need arise in the future, ensuring long-term accessibility and convenience for the property's owners.





HIGH
SPECIFICATION

FLOOR PLAN



TOTAL FLOOR AREA: 2832 sq.ft. (263.1 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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