



ROSEMARY
COTTAGES

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3 MILL LANE, SOUTHWOLD, IP18 6HW



Rosemary Cottages, 3 Mill Lane is part of a historic row of pretty cottages tucked away from the High Street yet still in the heart of the seaside town of Southwold.

You are welcomed into a spacious sitting room with plenty of character features including a red brick fireplace and the stairs to the first floor hidden behind an original door in the corner. Through to the rear is an open plan kitchen/dining room with access to the pretty courtyard garden; this space is perfect for entertaining. The family bathroom is also situated on this floor.

On the first floor the primary bedroom is situated at the front of the property and is a great size, there is also built in storage in this room. To the rear is a single bedroom and useful cloakroom. On the second floor there is an attractive bedroom, currently used as a twin room.

Outside there is a good sized landscaped courtyard, perfect for alfresco dining. There is also an attractive outbuilding which offers an exciting opportunity to convert (STS) with architects drawings available upon request.

Situated in a popular road in the historic coastal town of Southwold, the property is within easy reach of the many facilities within Southwold

and is only a minutes' walk to the beach. Southwold has a wide range of facilities that include good shopping, a golf course, a pier and sailing club. There are good transport links with a railway station at both Halesworth and Darsham with services to London Liverpool Street Station via Ipswich.

SERVICES

Mains services are connected. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

VIEWING

Strictly by appointment with the agent's Southwold Office.

LOCAL AUTHORITY

East Suffolk Council.

DURRANTS BUILDING CONSULTANCY

Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations, and project management – please contact the team directly on 01379 646603.





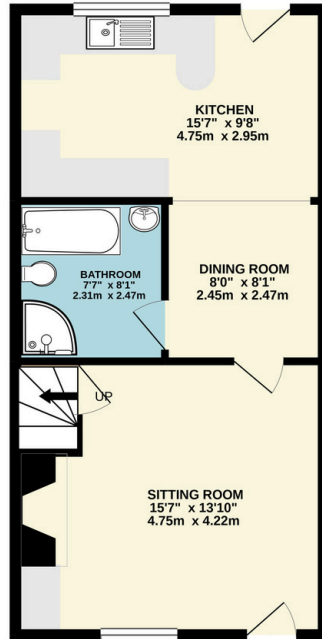
SUCCESSFUL
HOLIDAY
COTTAGE



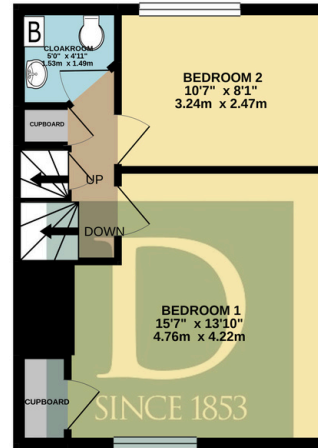


FLOOR PLAN

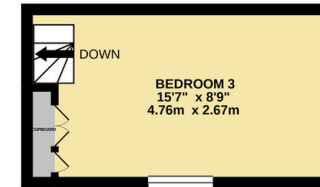
GROUND FLOOR
480 sq.ft. (44.6 sq.m.) approx.



1ST FLOOR
331 sq.ft. (30.8 sq.m.) approx.



2ND FLOOR
137 sq.ft. (12.7 sq.m.) approx.



TOTAL FLOOR AREA : 948 sq.ft. (88.1 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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