

7 Mill Lane


Southwold, Suffolk





An exceptional, high specification
8-10 bedroom detached house in Southwold
with an indoor swimming pool, ample
parking and privacy.

Set in a prime location of this iconic seaside town, 7 Mill Lane is a unique property
extending to some 6558 sq ft of luxurious contemporary accommodation.

		
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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7 Mill Lane offers a blend of contemporary design and luxurious living. Built in 2007 with substantial updates completed in 2022, this spacious oak-framed property comprises eight bedrooms with the potential for ten, including a principal bedroom suite with a dressing room and en suite bathroom.

The ground floor features an entrance hall with Tom Dixon lights, polished concrete floor throughout and a dramatic floating staircase that leads you to the second floor. Off the entrance hall is the spacious sitting room come dining room, accented by a vibrant Majorelle Blue feature wall inspired by Yves Saint Laurent's Marrakech residence. There is a contemporary gas fireplace, Samsung Frame TV and the living area is fully equipped with surround sound. This leads through to the bespoke kitchen by Nicholas Anthony, which includes a kitchen bar, Gaggenau dishwasher, three large integrated fridges, and high-end appliances such as Sub-Zero Wolf ovens and Quooker taps, along with a hidden pop-up extractor. Through a hidden/ integrated cupboard lies a large utility room and plant room.





The bifold doors lead out to the private garden, creating a seamless indoor-outdoor living experience. Off the main, open-plan entertaining space is the indoor heated swimming pool with an automatic cover, a gym with Technogym equipment, changing rooms and bifold doors leading out to the west-facing garden, with the ability to be opened up during summer months creating a seamless indoor-outdoor living experience.

At the other end of the house is a studio and office, with a shower room and kitchenette that could serve as an annexe or ground floor bedrooms, cloakroom and WC.



BEDROOM ACCOMMODATION

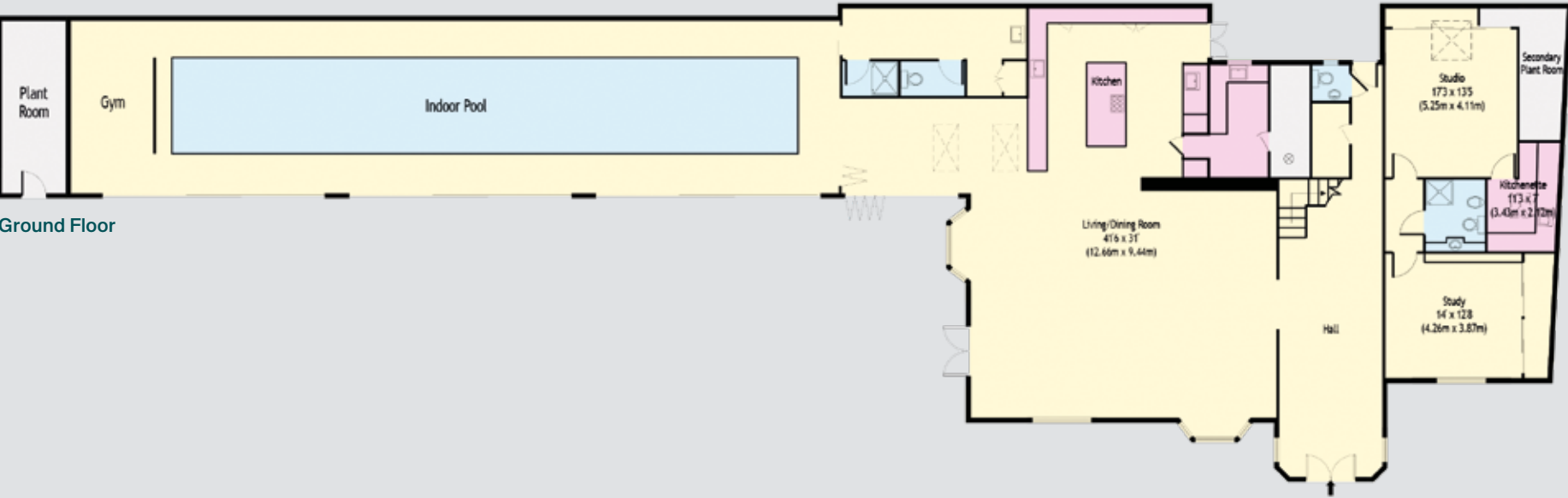
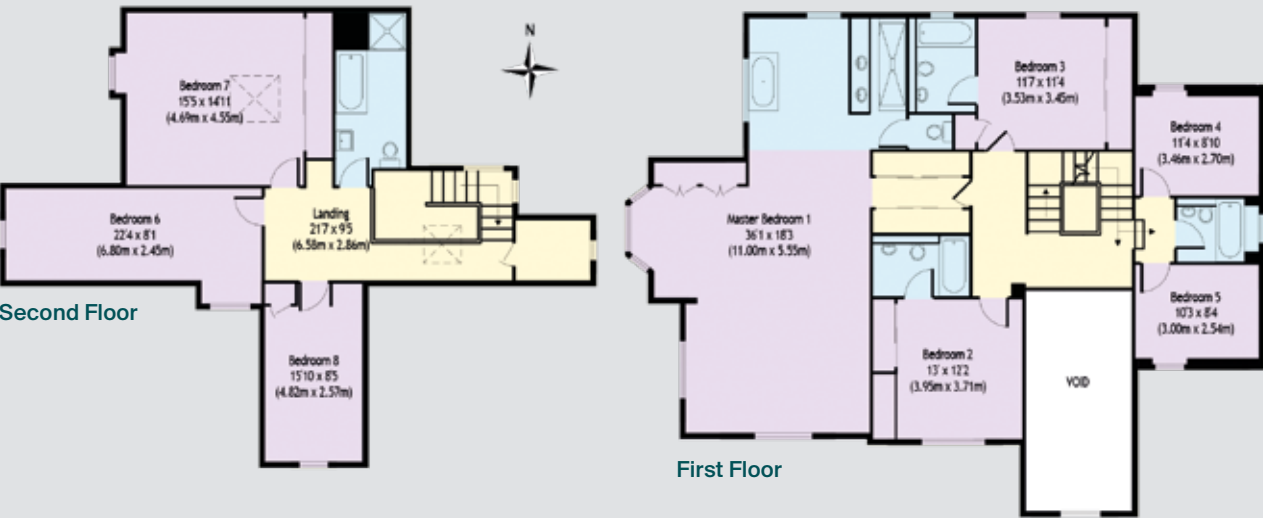


On the first floor is the principal bedroom suite, with a dressing room and views over the well-designed living roof of the swimming pool, across the golf course down to the harbour and Walberswick beyond. There are a further two en suite bedrooms with fitted cupboards, and two guest bedrooms which share a bathroom.

The second floor hosts a family suite, with three double bedrooms, a family bathroom.



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
C

Local Authority
East Suffolk Council

Council Tax
Band H

Postcode
IP18 6HW

Viewings

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



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