



Castle West
35 North Road | Southwold | Suffolk | IP18 6BQ

 FINE & COUNTRY

BETWEEN TOWN & SEA



Set in an enviable position close to the heart of Southwold, this distinctive period home offers a wonderfully individual coastal lifestyle, with the High Street, beach, pier and open marshland all within easy reach.

With elevated outlooks towards the marshes and St Edmund's Church, this is a home of charm and possibility, equally well suited to permanent coastal living, weekends away or a new chapter shaped around Southwold's unhurried rhythm.



KEY FEATURES

- A Distinctive Period Home in a Sought-After Southwold Setting
- Three Bedrooms with Versatile Accommodation over Three Floors
- Elevated Outlooks towards the Marshes and Sea
- Characterful Reception Rooms with Fireplaces and Period Detailing
- Flexible Top-Floor Office and Studio Space ideal for Home Working
- Generous Mature Rear Garden offering Privacy & Established Planting
- Off-Road Parking & Detached Workshop/Garage, Valuable within Southwold
- Easy Walking Distance of the High Street, Common, Beach and Pier
- Excellent Potential for Sympathetic Updating and Personalisation
- Ideal as a Permanent Home, Coastal Retreat or Elegant Second Residence

There is an appealing sense of individuality to 35 North Road. Its attractive elevations, traditional rooflines and later additions hint at a house that has evolved over time, creating an interior that feels characterful rather than predictable. Step inside and the period atmosphere becomes immediately apparent. Fireplaces, high ceilings, painted floorboards and generous windows bring warmth and personality to the principal rooms, while the arrangement across three levels gives the home a pleasing sense of discovery.

A House with Its Own Story

The ground floor is centred around comfortable, sociable living. The dining room has the proportions to accommodate family gatherings and relaxed suppers with friends, with its fireplace creating a natural focal point. Adjoining reception space allows everyday life to unfold with ease, whether the house is occupied year-round or enjoyed as a much-loved escape by the coast. The kitchen and utility areas are practical and well placed, yet also present an exciting opportunity for future owners to introduce their own style and create a scheme that responds to the house's period character. This is not a home that needs to be reinvented. Rather, it invites thoughtful evolution, with each change enhancing the qualities already present.

Space to Live, Work and Create

The accommodation becomes increasingly flexible as it rises through the house. Bedrooms on the upper floors offer peaceful retreats, with attractive views through mature trees and across the surrounding townscape. From the front, glimpses towards the open marshes reinforce the property's connection with the landscape beyond Southwold, while views towards the tower of St Edmund's Church provide a wonderfully recognisable local landmark to the rear. One of the home's most memorable details is the wrought-iron spiral staircase, an architectural feature in its own right. It leads to the top floor, where the rooms currently support both home working and creative pursuits. A dedicated office sits alongside a sound-insulated recording booth, demonstrating just how adaptable this level can be. For one owner it might remain a professional workspace or music studio; for another it could become a guest room, dressing room, hobby suite or private retreat.





KEY FEATURES

A cloakroom on this floor adds valuable convenience. In a town that attracts writers, artists, musicians and those seeking a better balance between work and leisure, this upper floor feels especially relevant, offering the freedom to shape the house around individual needs.

A Garden of Unexpected Generosity

The rear garden is one of the property's greatest surprises. In a location so close to Southwold's centre, outside space of this scale and maturity is increasingly precious. The garden stretches away behind the house, combining lawn, established planting and mature trees to create a green and private setting. Its proportions allow different areas to be enjoyed throughout the day, from a quiet morning coffee close to the house to summer lunches, evening drinks and time spent gardening further into the plot. There is a pleasing informality to the planting, with seasonal colour, dappled shade and abundant birdlife contributing to the sense of escape. The greenhouse will appeal to keen gardeners, while the generous lawn provides room for children, visiting family or simply the pleasure of open space. Seen from the upper floors, the garden forms a leafy outlook with the church tower rising beyond, a view that feels unmistakably Southwold. Practicality has not been overlooked. Side access connects front and rear, and the detached workshop/garage, together with private parking, is a particularly significant advantage in a town where parking can be at a premium. These elements make the property easier to enjoy, whether as a permanent home or a frequently visited coastal base.

Between the Common and the Coast

The defining pleasure of this address is the way it places so much of Southwold within an easy walk. Step outside and the town's independent shops, cafés, restaurants and galleries are close at hand, yet the setting retains a calmer, more residential quality. The open spaces of the Common and marshes bring the landscape almost to the doorstep, offering changing skies, birdlife and wide views that shift beautifully with the seasons. Life here can be as active or as unhurried as desired. Mornings might begin with a walk along the promenade or coffee in town, followed by time on the beach, a round of golf, a cycle through the surrounding countryside or a stroll towards the harbour. The pier and its unmistakable silhouette are part of the everyday scene, while the route towards Walberswick opens up longer walks beside the River Blyth and across the marshes. In summer, the garden becomes a private counterpoint to the liveliness of the town; in winter, fireplaces and elevated views create a cosy place from which to watch the coastal weather roll across the landscape. That blend of character, flexibility and location gives 35 North Road broad appeal. It could become a welcoming full-time residence, a creative home beside the sea or a retreat shared by generations. Above all, it offers the chance to live within one of Suffolk's most celebrated coastal towns while retaining space, privacy and a genuine sense of home.

























INFORMATION



On The Doorstep

Southwold is renowned for its rare combination of traditional seaside charm, independent spirit and beautiful natural surroundings. From North Road, the town centre is readily accessible on foot, placing an excellent choice of boutiques, galleries, delicatessens, cafés and restaurants close at hand. The famous Adnams Brewery remains woven into the identity of the town, while St Edmund's Church, the lighthouse and the colourful beach huts create the familiar Southwold skyline. The sandy beach and promenade are ideal for year-round walks, with the pier providing food, shopping and entertainment above the water. In the opposite direction, Southwold Common and the marshes offer open space, wildlife and wonderful walking routes towards the harbour and River Blyth. The harbour itself has a timeless atmosphere, with fishing boats, sailing activity, seafood huts and access to the traditional rowing ferry across to Walberswick when operating. Golf, sailing, paddleboarding and cycling are all available locally, while the wider Suffolk Heritage Coast brings Dunwich, RSPB Minsmere, Aldeburgh and Snape Maltings within easy reach.

How Far Is It To?

For everyday services and wider connections, Halesworth is approximately 9 miles away and offers a railway station with services towards Ipswich and London Liverpool Street. Beccles is around 12 miles away, providing supermarkets, independent shopping and access to the Norfolk and Suffolk Broads. Aldeburgh is approximately 18 miles to the south, with Snape Maltings a little beyond, while Norwich is around 30 miles away for extensive shopping, cultural attractions and an international airport. Distances and journey times are approximate and may vary according to route and traffic conditions.

Directions - Please Scan QR Code Below

From the Fine & Country office in Beccles, leave the town following signs for the A145 towards Blythburgh and Southwold. Continue south on the A145 through the surrounding villages until reaching Blythburgh. At the junction with the A12, turn left and proceed north for a short distance before turning right onto the A1095, signposted Southwold. Follow the A1095 into Southwold and continue towards the town centre. Turn into Pier Avenue and then on to St Edmunds Road. Turn right onto North Road, where number 35 will be found on the right-hand side.

Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage

Fibre to Cabinet Broadband Available - please see www.openreach.com/fibre-checker

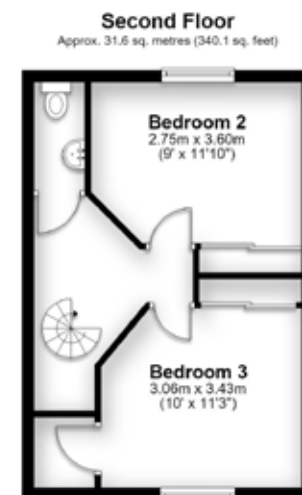
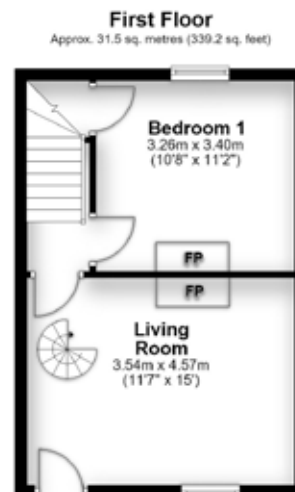
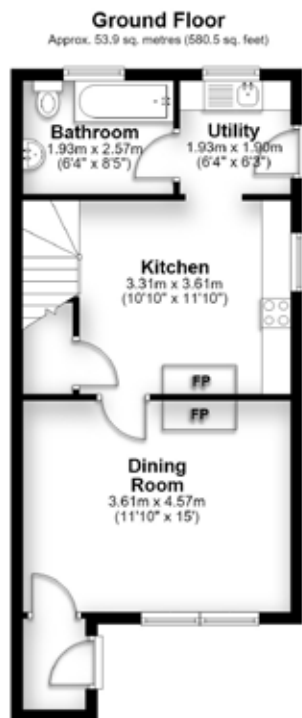
Mobile Phone Reception - varies depending on network provider

Please see www.checker.ofcom.org.uk

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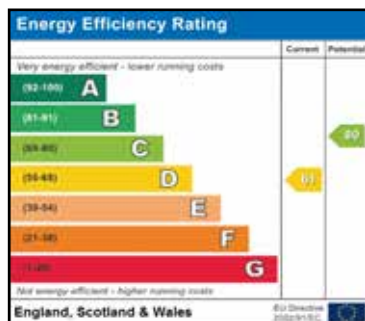
Freehold





Total area: approx. 117.0 sq. metres (1259.8 sq. feet)

Disclaimer: This floorplan is for illustrative purposes only and should not be relied upon as an accurate representation of the property's dimensions or layout.
Plan produced using PlanUp.



Agent's notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



FINE & COUNTRY

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