



Southwold, Suffolk

Offers In Excess Of £640,000

- Grade II Listed & Within the Conservation Area
- Three Well Proportioned Bedrooms
- Spacious Elegant Sitting Room
- Wealth of Charm and Character
- Views Toward the Common from the First Floor
- Snug/Office
- Yards from the Beach
- Ground & First Floor Shower & Bathrooms
- Gas Central Heating

Queens Road, Southwold

A delightful cottage overlooking Skilmans Hill situated in this sought after location at the edge of South Green a few yards from the beach of this renowned seaside town. South Green is the perfect location in the heart of the Conservation Area, just a short 150 yard stroll from the sea front and beach. A 2 minutes walk to the market place and High Street of this charming coastal town. Southwold is situated on the East Suffolk Heritage Coast, a designated Area of Outstanding Natural Beauty. The town has an excellent range of shops and is well known for its architecture, pier, sandy beach, working harbour, commons and greens.



Council Tax Band: E



DESCRIPTION

Coachman's Cottage, Southwold – A Historic Gem in an Envidable Setting

Coachman's Cottage is aptly named, forming part of the former stable yard buildings once serving the grand Southwold House. Believed to date from the early 19th century, the cottage is one of a pair that flank the original entrance to the stable yard—an arrangement that adds to its historic charm and visual appeal.

The cottage features attractive stucco elevations beneath a striking black glazed pantile roof, hipped at the front. Its symmetrical sash windows provide a pleasing frontage and offer delightful views down Constitution Hill, lending an air of quiet elegance. This characterful home offers surprisingly generous accommodation, full of warmth, period features, and enduring charm.

Upon entering, one is welcomed into an elegant sitting room with classic sash windows, a traditional fireplace, and a staircase that gently rises to the first floor. A side hallway leads to a stable-style half-glazed door opening onto a shared courtyard. Off the hallway, you'll find a modern shower room and a deep, practical storage cupboard.

A versatile reception room, currently used as a study or library, offers a peaceful retreat and leads into the heart of the home—a spacious, light-filled kitchen and dining area. This room boasts a high ceiling, glazed casement doors, and a wonderfully bright atmosphere. These doors open onto a recessed open space adorned with potted plants, creating a vibrant green wall that brings the outdoors in.

Upstairs, the cottage offers three comfortable bedrooms served by a beautifully appointed family bathroom, complete with a freestanding bath and a large walk-in shower. The two principal bedrooms at the front enjoy lovely views over a small green bordering Gardner Road, with distant glimpses of Southwold Common and the Town Marshes.

In all, Coachman's Cottage represents a rare opportunity to own a piece of Southwold's heritage. Perfectly situated for exploring this much-loved seaside town, it also provides easy access to the stunning landscapes of the Suffolk Heritage Coast—designated an Area of Outstanding Natural Beauty.

TENURE

Freehold

OUTGOINGS

Council Tax Band currently E

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: 20850/RDB.

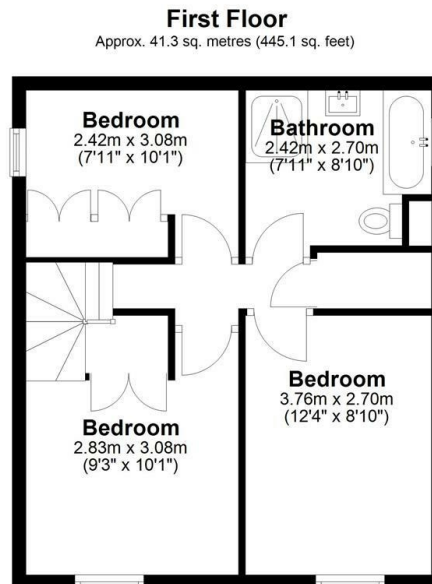
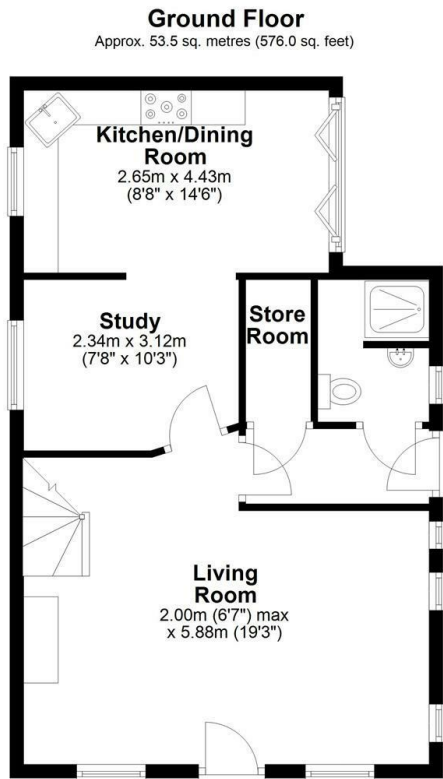
FIXTURES AND FITTINGS

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

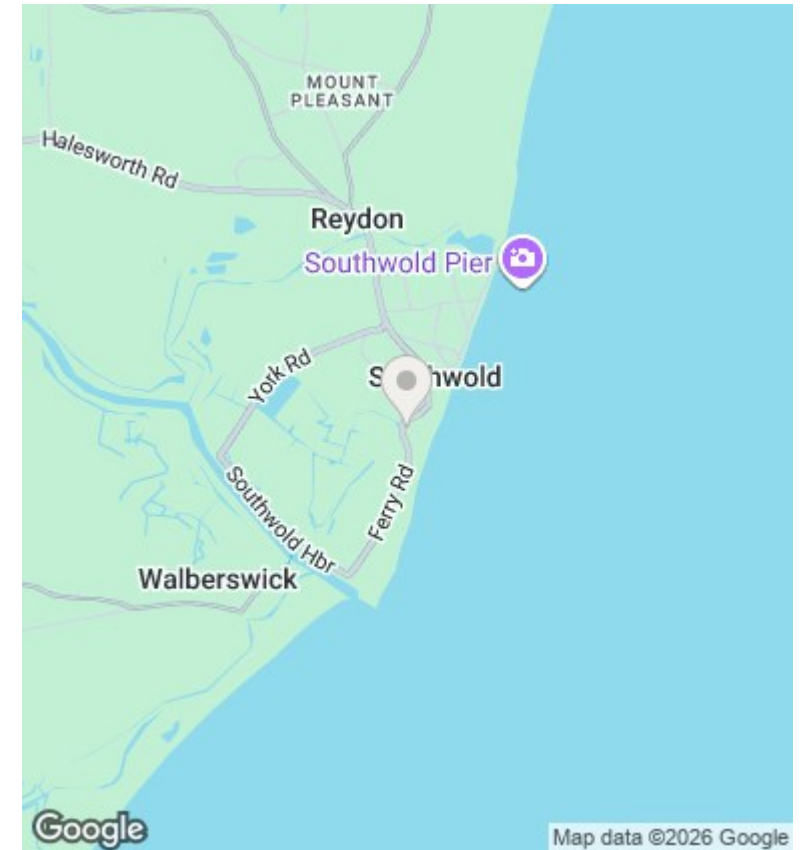
not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor 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.







Total area: approx. 94.9 sq. metres (1021.0 sq. feet)



Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd 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 £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd 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