



Superbly positioned house with stunning views

The Coach House, Park Lane, Southwold, Suffolk, IP18 6HL

Freehold



3 bedrooms • 2 bathrooms • 2 reception rooms • studio & storage room • kitchen • garage • lovely mature gardens • about 0.25 acre

Local information

Situated in a prime position and arguably one of the best locations in the historic coastal town of Southwold, The Coach House is within easy reach of the many facilities within Southwold and those of the surrounding area. Southwold has a wide range of facilities that include good shopping, a golf course, a sailing club, and a unique small cinema. Situated in an Area of Outstanding Natural Beauty, The Coach House has fabulous views over the marshes and beyond. There are good transport connections in the area with the A12 Great Yarmouth to London road just four miles to the west, and the railway station at Halesworth which offers a service to London's Liverpool Street station via Ipswich. The surrounding area offers a variety of walks and Minsmere RSPB sanctuary is just to the east of the attractive village of Westleton.

About this property

The Coach House is set in a highly sought after location with exceptional, far reaching views over the marshes towards Walberswick and enjoys distant sea views. The immediate location in the town, yet with total privacy, is very rare with a large garden, garage, studio and off road parking. The gardens are surprisingly spacious and face largely due south. The house is constructed from brick and rendered under a pitched tiled roof. The property is well laid out but is now in need of some attention and updating. The

ground floor consists of a spacious sitting room, dining room and a light, airy studio which benefit from far reaching views over the garden, marshes and beyond. The kitchen, cloakroom, downstairs bathroom, storage room and garage all lie to the front of the house. Upstairs, there are three bedrooms and a family bathroom.

Outside

The property is approached over a paved driveway with parking in the garage as well as directly in front. The south facing gardens are a real feature of the property and lie to rear of the house and are mainly laid to lawn with several well stocked herbaceous beds. There is also a paved terrace abutting the rear of the house, perfect for al fresco dining. The spectacular views beyond the gardens extend out towards the marshes at Walberswick. There is additional vehicle access to the rear via double wooden gates to a drive at the far end of the garden.

Services

Mains water, electricity, gas and drainage.

Tenure

Freehold

Local Authority

East Suffolk District Council

EPC rating = E

Viewing

Strictly by appointment with Savills





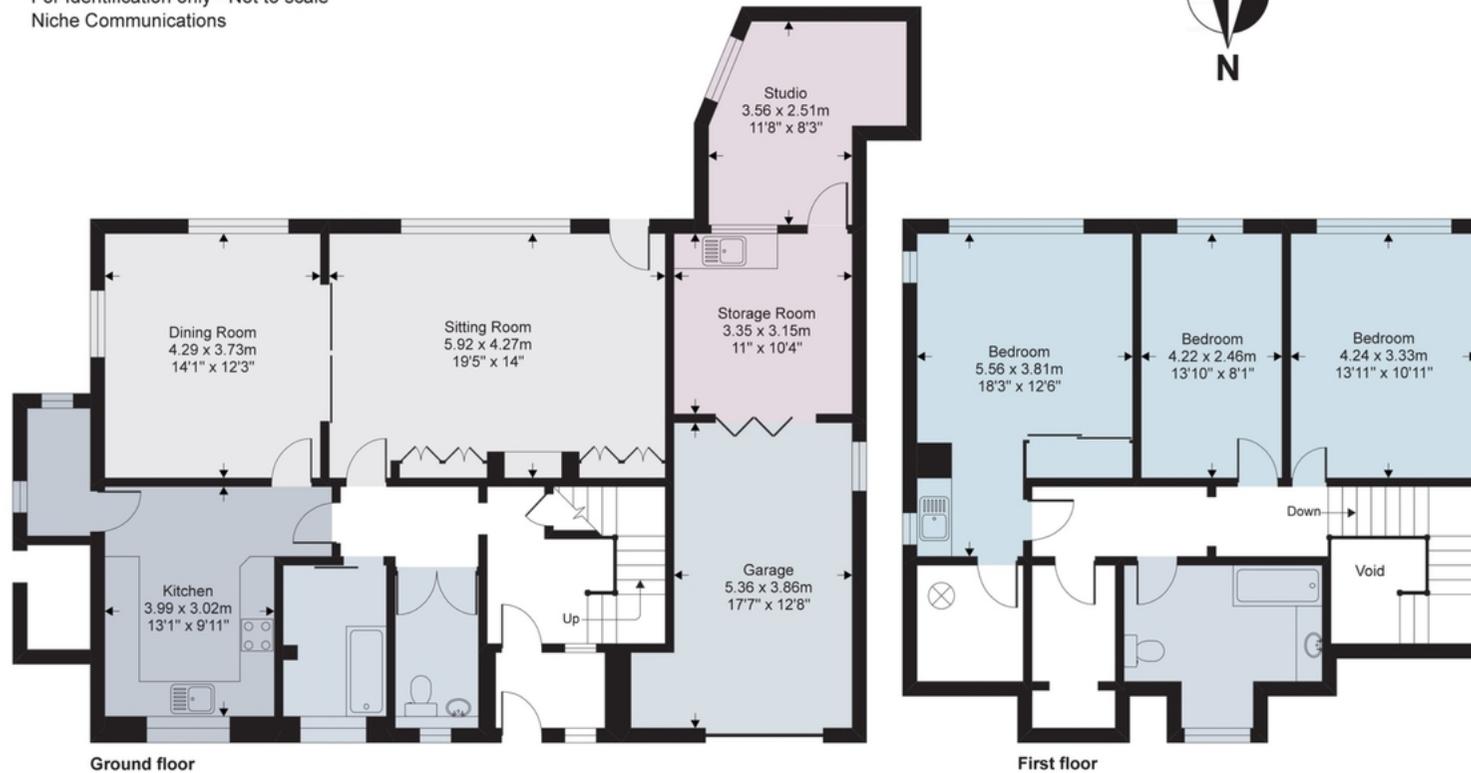
Park Lane, Southwold, IP18 6HL

Gross internal floor area (approx):

197 sq m / 2121 sq ft (Includes Garage & Excludes Void)

For Identification only - Not to scale

Niche Communications



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Important notice: Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 02025002 Job ID: 142268 User initials: KS