



MANOR GARDEN COTTAGE

WOODLEYS YARD, SOUTHWOLD, IP18 6HP



Manor Garden Cottage is a fabulous home, in a superb & tucked away location with views towards the common.

This property is situated in a particularly desirable location within the sought after coastal town of Southwold, Manor Garden Cottage offers spacious accommodation and a brilliant refurbishment opportunity.

You access the property via a gated driveway, with garage and off road parking. This home offers flexible accommodation and living.

You enter the property into a spacious entrance hall, leading to all main hubs of the home. Directly to your right is W/C and study, providing access to the utility room and garage. The utility room also provides access directly into the garden. Following on from this is a family bathroom, further reception room and large country style kitchen with door onto the front courtyard garden. The accommodation towards the rear benefits from a convenient wrap around layout, with the flexibility to separate the accommodation if you so desire. Situated on from the kitchen is a generously sized open plan Sitting room/ Dining room finished with a large conservatory with bifold doors onto the rear

garden.

Stairs to the first-floor landing lead to two double bedrooms. Bedroom 2 benefits from built in storage space and light and airy accommodation. The Principal bedroom is of particular note, the large room benefits from ensuite toilet room and a fantastic panoramic floor to ceiling windows, providing a brilliant outlook over Southwold common.

This property additionally benefits from nice sized wrap around garden, plenty of storage, off road parking and the opportunity to put your own stamp on it.

Situated in one of the best locations in 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.







TENURE

Freehold

VIEWING

Strictly by appointment with the agent's Southwold Office.

EPC- C

LOCAL AUTHORITY

East Suffolk Council. Band - E

SERVICES

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

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.



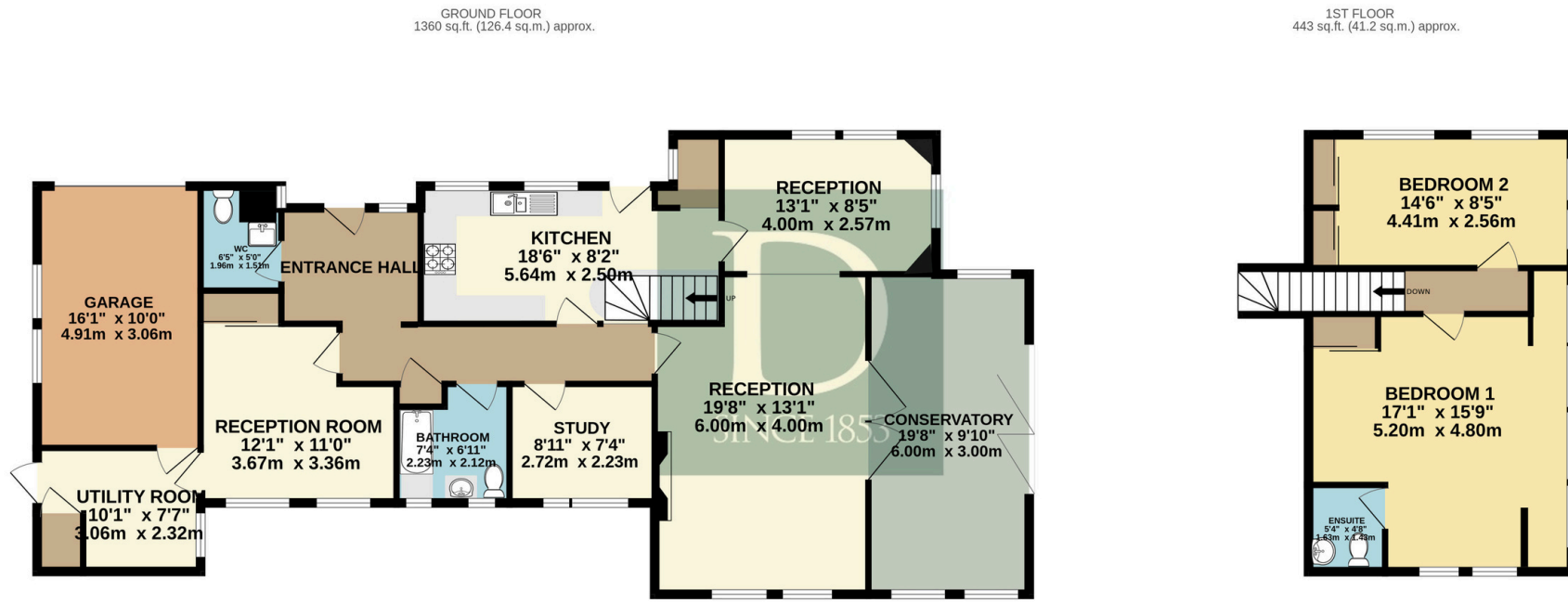


BRILLIANT
LOCATION





FLOOR PLAN



TOTAL FLOOR AREA : 1804 sq.ft. (167.6 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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