



G.P.
1871

ROWAN
COTTAGE

HOLLY LODGE
CONSTITUTION HILL, SOUTHWOLD



Occupying a commanding position on Constitution Hill with wonderful sea views this three bedroom town house offers accommodation over three floors and an enclosed rear courtyard.

Double opening doors to the front give access to a porch which opens to the entrance hall. The main reception room is located at the front of the building overlooking Constitution Hill, up towards Gun Hill. An additional reception room is located in the heart of this charming home, and has interesting proportions, being partly double height with a mezzanine study area and landing. This room links a rear hallway to a useful utility room with WC and the kitchen which is located at the rear of the property overlooking the courtyard garden.

The incredible views continue as you rise to the second floor where a third bedroom gives the most wonderful views across to Walberswick. Beside the bedroom is a shower room providing convenience on the top floor.

Outside, to the rear, is an enclosed courtyard with brick garden store and side gate which gives access to a passageway leading to Skilmans Hill.

AGENTS NOTE - There is a flying freehold which extends over a rear section of the property.

TENURE

Freehold.

SERVICES

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

VIEWING

Strictly by appointment with the agent's Southwold Office.

LOCAL AUTHORITY

East Suffolk Council. - Band E



Stairs rise from the rear hallway to a mezzanine study area with built in bookcases and a door opening to a bedroom with side window and sky light. Moving towards the front of the house where the master bedroom can be found overlooking the front aspect. From here there are fantastic views towards Gun Hill and the sea beyond. Built in wardrobes flank the rear wall and provide an abundance of storage. Beside this is a cleverly concealed door which opens to a 'Jack and Jill' ensuite bathroom with separate shower enclosure.



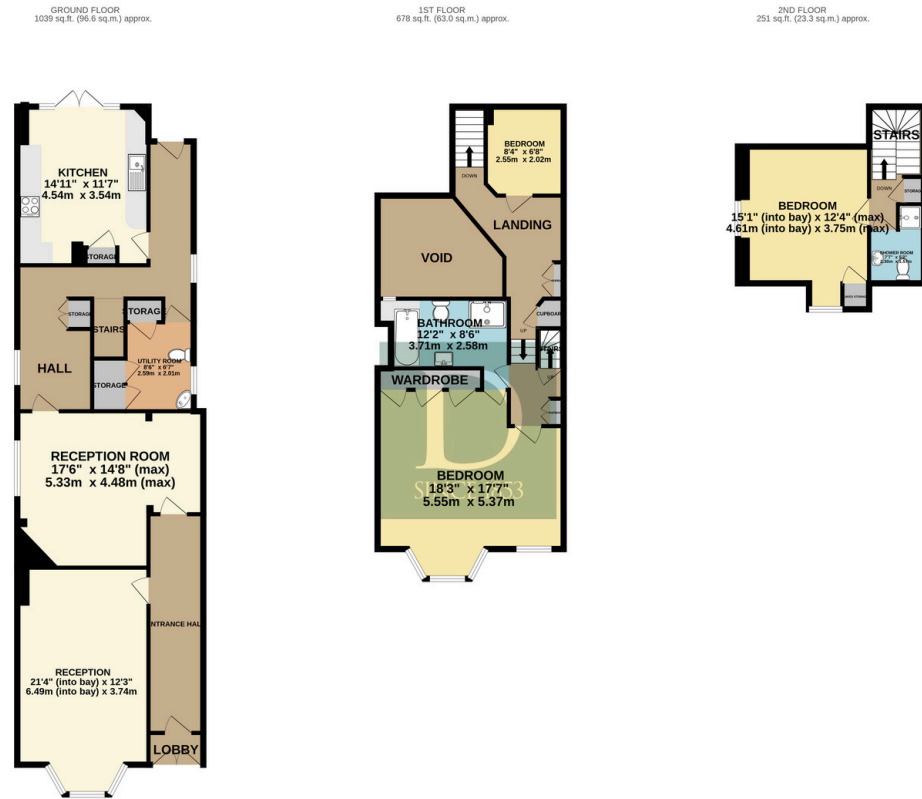


SPLENDID
POSITION





FLOOR PLAN



TOTAL FLOOR AREA : 1968 sq.ft. (182.8 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.
Made with Metropix ©2024

Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

IMPORTANT NOTICE

Durrants and their clients 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. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

CONTACT US

Durrants, 98 High Street, Southwold,
Suffolk, IP18 6DP

Tel : **01502 723292**
Email : **southwold@durrants.com**