



# TOWER MILL COTTAGE

46 SOUTHWOLD ROAD, WRENTHAM, NR34 7JF



Towermill Cottage offers a unique opportunity to purchase a coastal bolt hole or ideal first home on the popular Suffolk coast.

**The property is a very cosy home and has been cleverly designed by the current owners to make the most of all the space the home has to offer.**

This delightful cottage is located in the popular village of Wrentham, just a short drive from Southwold and Suffolk's Heritage Coast. Full of character and charm, Tower Mill Cottage offers cosy, versatile accommodation as well as a lovely courtyard garden to the rear.

You enter the property into pleasant sized sitting room with feature fireplace with log burner, the ideal room for snug winter nights. Situated on from the Lounge is bedroom with ladder access leading to a further mezzanine area. Beyond the sitting room is a country style Kitchen/ Diner, providing access to hallway to the family bathroom and also into the study. The study is a good size and provides direct access to the rear landscaped courtyard garden.

The property additionally benefits from parking to the front for a small car.

#### LOCATION

Wrentham is located with good road links along the A12 and less than 5 miles from the coastal hotspot of Southwold. The village offers a number of shops, a doctor's surgery and public houses

#### VIEWINGS

Strictly by appointment with the agent's Southwold Office.

#### TENURE-

Freehold

#### SERVICES

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

#### EPC - G

#### LOCAL AUTHORITY

East Suffolk Council. Tax band A

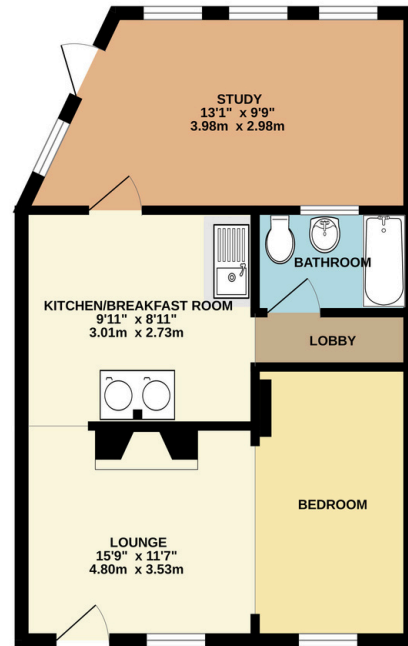




VILLAGE  
LOCATION

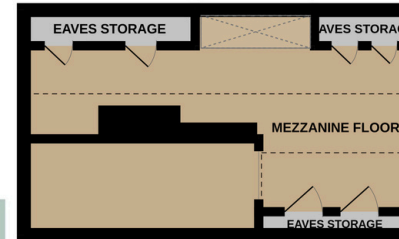
## FLOOR PLAN

GROUND FLOOR



D  
SINCE 1853

1ST FLOOR



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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### CONTACT US

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