



FERRY COTTAGE

GARDNER ROAD, SOUTHWOLD



Ferry Cottage occupies a wonderful position within Southwold's popular market town and benefits from glorious views towards Walberswick.

This beautifully presented and stylish property is situated in a very sought after corner location and offers spacious accommodation and no onward chain.

You enter the property into a good sized entrance hall which provides access to all the main accommodation. The light and bright dual aspect sitting room boasts wooden floors, feature fireplace with wood burning stove and french doors leading directly into the rear courtyard. Leading off the hallway is the spacious Kitchen/ Diner, with window to the front and french doors to the rear courtyard. The kitchen provides an Aga, separate oven and hob, plenty of storage and work top space and offers a wonderful space for dining and socialising. The ground floor accommodation is completed with plenty of understairs storage and the utility room with a WC.

Stairs to the first floor lead to a well lit landing with feature window. Three of the light and airy double bedrooms are situated at the front of the cottage, and benefit from scenic views, en-suite shower rooms and built in

storage. Bedroom three also has the addition of a mezzanine level. Situated to the rear of the first floor is the bedroom four with built in storage space and a mezzanine level. The accommodation is completed with a good size family bathroom.

The rear enclosed courtyard is a fantastic entertainment space and ideal for alfresco dining in summer months with access to the side leading to Gardner Road.

Situated just a short walk to the beach and popular High Street, the property is ideally located to enjoy all that the popular seaside town has to offer. A picturesque and thriving market town, often described as the 'Best Seaside Town', Southwold is dotted with independent boutiques and shops, a thriving independent cinema, an excellent variety of restaurants and cafes and hosts annual festivals.

TENURE - FREEHOLD

EPC - C

LOCAL AUTHORITY

East Suffolk Council.







SERVICES

All main 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.





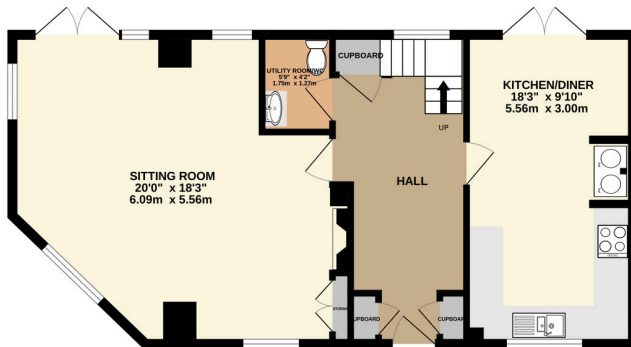
NO ONWARD
CHAIN



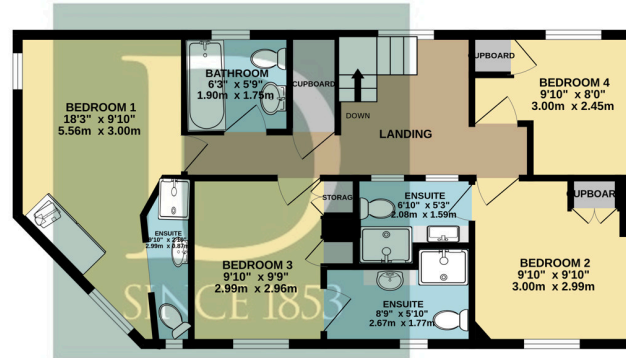


FLOOR PLAN

GROUND FLOOR
624 sq.ft. (58.0 sq.m.) approx.



1ST FLOOR
635 sq.ft. (59.0 sq.m.) approx.



2ND FLOOR
66 sq.ft. (6.1 sq.m.) approx.



TOTAL FLOOR AREA : 1325 sq.ft. (123.1 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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CONTACT US

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

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