

JENNIE JONES

EST. 1992

ESTATE AGENTS



**NORTH GREEN**

Southwold | Suffolk

**£450,000**



# STABLE COTTAGE, NORTH GREEN, SOUTHWOLD IP18 6AT

Southwold High Street - 0.2 miles  
Southwold Beach - 0.3 miles  
Southwold Pier - 0.7 miles  
Halesworth (railway station) - 8 miles

- Sitting Room ● Kitchen / Dining Room ● Shower Room ●
- Landing ● Two Bedrooms ● Bathroom ●
- Carport ●

## The Property

Stable Cottage is a delightful two bedroom home tucked away just off North Green - one of Southwold's most coveted locations. Offering light, well-arranged accommodation across two floors, the cottage benefits from gas central heating, double glazing, allocated parking with a carport and no onward chain.

The ground floor features a generous living room with windows and stable door overlooking communal garden, a spacious kitchen/dining room with excellent storage and worktop space, a handy utility area and a ground-floor shower room. Upstairs are two bedrooms and a family bathroom.

Outside, the property enjoys communal gardens mainly laid to lawn with seating areas. Being moments from the sea, the common and the vibrant High Street, this is a wonderfully located Southwold home suitable for permanent living, a stylish second home or a lock up and leave retreat.

## Agents Note:

*Not to use the cottage nor permit the same to be used for any purpose whatsoever other than as a private dwellinghouse in the occupation of one family only or for any purpose for which a nuisance can arise to the owners lessees and occupants*

**A wonderfully discreet Southwold cottage with parking, charm and superb town-centre positioning.**





### The Location

North Green is one of Southwold's most recognisable and desirable settings, a quiet yet central location moments from the beach, the Common, the Lighthouse and the High Street.

Southwold offers an excellent range of independent shops, restaurants, cafés, pubs, a brewery, golf course, sailing club and renowned pier. Beautiful coastal walks, the harbour and the ever-popular neighbouring village of Walberswick are all easily reached on foot.

### Tenure

Leasehold 995 Years

### Services

Mains Gas, mains electricity, mains water, mains drainage.  
Gas heating via Radiators.  
Double glazing throughout.

### Local Authority and Council Tax Band

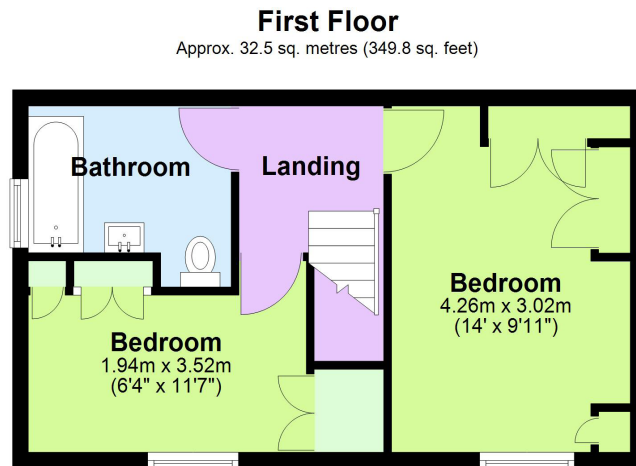
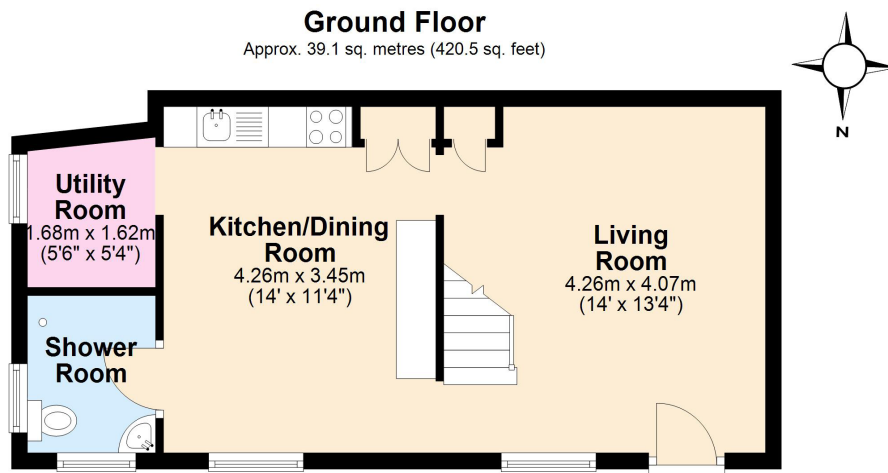
East Suffolk

Council Tax Band: C

### EPC Rating: D







Total area: approx. 71.6 sq. metres (770.3 sq. feet)

**Jennie Jones**

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