

A most charming two-bedroom cottage, that enjoys a tucked-away location along Stradbroke Road, yet just a short walk from the centre of the town and seafront.

Guide Price
£475,000 Freehold
Ref: P7672/J

Secret Cottage
12a Stradbroke Road
Southwold
Suffolk
IP18 6LQ



Open-plan 24' kitchen and sitting room.
Ground floor shower room.
Two bedrooms and a first floor WC.

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 724200

And The London Office
40 St James' Place
London SW1A 1NS

email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

Location

Secret Cottage will be found just off Stradbroke Road in the centre of Southwold. Southwold is home to a thriving high street, numerous pubs and restaurants, a harbour, beach and pier. The coastline either side of the town is amongst the most unspoilt in the country, while the surrounding countryside of the Suffolk Heritage Coast is designated an Area of Outstanding Natural Beauty and includes such attractions as Dunwich Forest, RSPB nature reserve at Minsmere, Henham Park and the Benacre and Covehithe Broads.

There are further local amenities in Halesworth (9 miles to the west) and Lowestoft (18 miles to the north), with all the facilities one would expect from a larger town. Both also offer access to branch line rail services running to the county town of Ipswich and beyond to London Liverpool Street.

Description

As its name suggests, this charming cottage enjoys a very private, tucked-away location just off Stradbroke Road, but within a short walking distance of the centre of the highly regarded coastal town of Southwold and the seafront.

Whilst the cottage is relatively modest, it still offers all that one might need. On the ground floor the accommodation is open-plan and comprises a well fitted kitchen area with a range cooker together with a sitting/dining area, with a fireplace containing a woodburning stove. The ground floor accommodation is very light, with large windows on the front, southern elevation. In addition there is a shower room with WC.

A staircase rises to the first floor landing with doors that provide access to a spacious double bedroom with built-in wardrobe cupboard and pretty feature fireplace, and a single bedroom that also benefits from a built-in wardrobe. There is also a first floor WC.

The property is accessed from Stradbroke Road via a shared walkway which leads to a courtyard area, that Secret Cottage overlooks. Prospective purchasers should note that only the low-level bench area is included in the Title and no other part of the courtyard.

Secret Cottage would make a wonderful second home, that would also prove popular as a holiday let. This is how the current vendors use and enjoy Secret Cottage. In 2023 and 2024 the gross income was in the region of £16,500 for each financial year.











Secret Cottage, 12a Stradbroke Road, Southwold

Approximate Gross Internal Area = 47.1 sq m / 507 sq ft

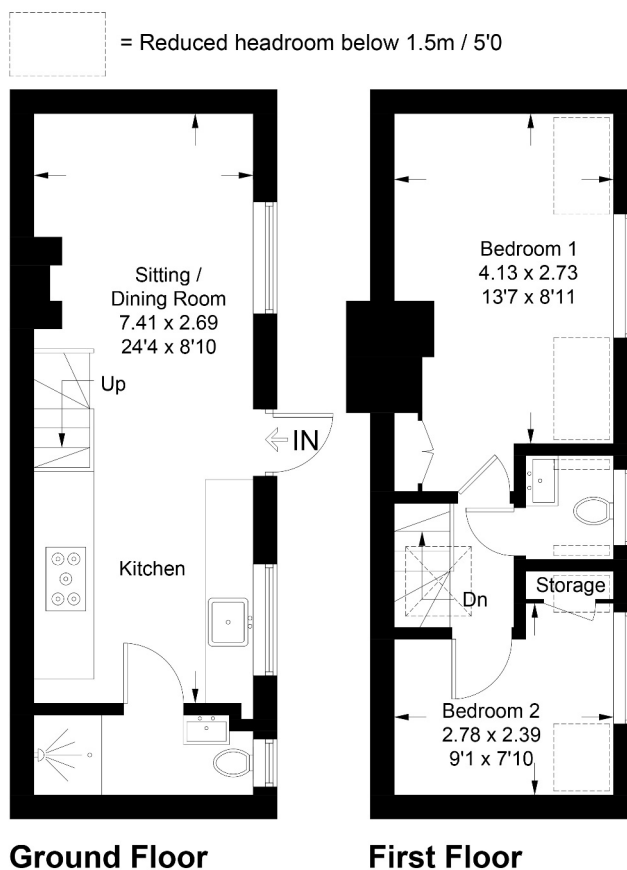


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1224360)

Viewing Strictly by appointment with the agent.

Services Mains electricity, water and drainage. Electric panel heaters and an immersion heater providing hot water.

Broadband To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC Rating = F (Copy available from the agents upon request).

Rateable Value £2,025 payable April 2023 to date per annum.

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000

NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

July 2025

Directions

Proceeding into Southwold along Station Road, continue into the centre of the town, turning left onto Field Stile Road where signposted. Continue along Field Stile Road, past St Edmund's Green, taking the second turning on your right into Stradbroke Road. Continue along Stradbroke Road towards the lighthouse, where the entrance to Secret Cottage will be found on your right hand side.

For those using the What3Words app: [///tester.jammy.beaks](https://www.what3words.com/#!/en/secret-cottage)



Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.