



KINTYRE

STATION ROAD, SOUTHWOLD, IP18 6AY



Kintyre is a beautifully presented property with generous accommodation, situated within the conservation area in Station Road, just west of the iconic bustling High Street.

**The property has been a successful holiday let for over 10 years and is the perfect home for those looking for a bolt hole, permanent home, or a property that will provide revenue steam. (current peak weekly rate £1,370). The unusually generous garden for Southwold makes this an ideal permanent home, second home, holiday let for families and/or dog owners.**

You enter the property via a convenient porch, leading into the entrance hall which provides access to all main living areas of the home. Located to the front of the property is a large sitting room with bay window and feature fireplace. The Kitchen/diner is located beyond this with separate access and is a fantastic open plan entertainment space for all to enjoy. Double doors from kitchen/ Diner lead to a generously sized conservatory with doors into the garden, perfect to enjoy during the warmer months. The ground floor accommodation is finished with a useful utility room and W/C.

Stairs to first floor landing lead to two spacious double bedrooms, the principle bedroom benefits from

bay window and second bedroom has views over the rear garden. The first floor is completed with nice size family bathroom and family shower room.

The property additionally benefits from landscaped rear garden and central town location

#### TENURE

Freehold

#### VIEWING

Strictly by appointment with the agent's Southwold Office.

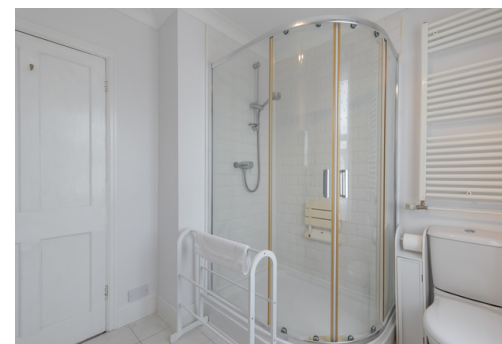
#### LOCAL AUTHORITY

East Suffolk Council. Subject to business rates.

#### SERVICES

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



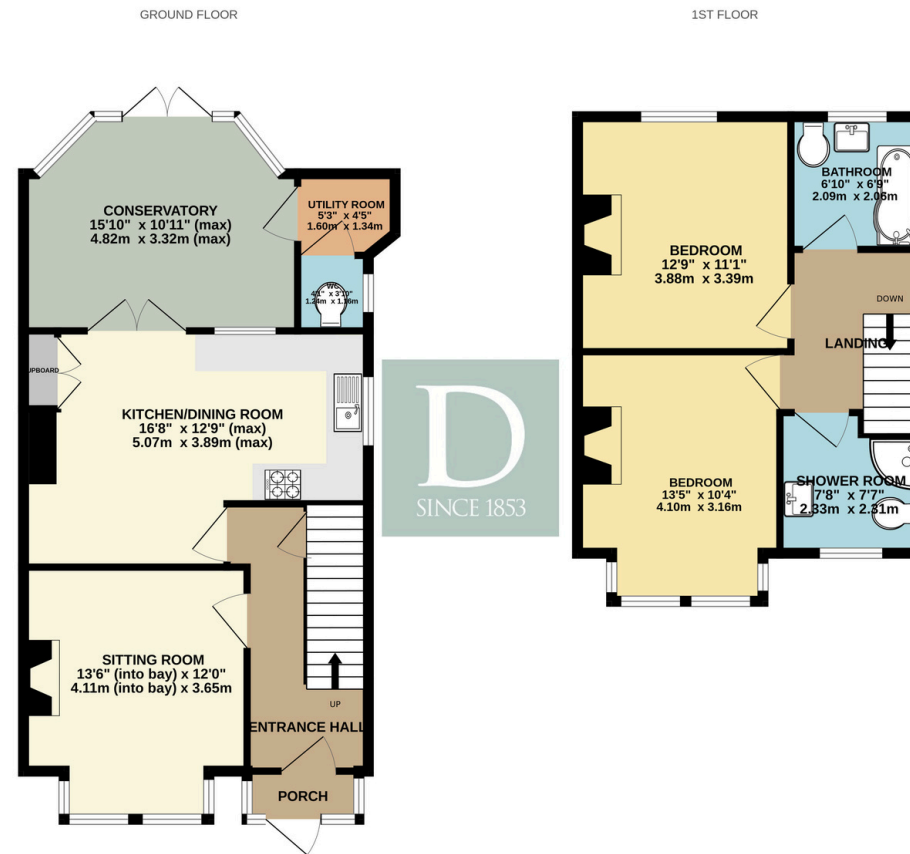


NO ONWARD  
CHAIN





## FLOOR PLAN



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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### 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

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