

EST.  1993

JENNIE JONES

ESTATE AGENTS



The Old Sweet Shop, Little Street, Yoxford IP17 3JQ

GUIDE PRICE

£405,000

SUMMARY OF THE ACCOMMODATION

SITTING ROOM; DINING ROOM; BREAKFAST ROOM; GARDEN ROOM CONSERVATORY; KITCHEN; STUDY; SHOWER ROOM; BATHROOM; LANDING; FOUR BEDROOMS; SHOWER ROOM; ESTABLISHED GARDENS FRONT AND REAR; PARKING

THE PROPERTY

Dating back to circa 1840, this enchanting four-bedroom period cottage exudes timeless charm and character. Rich with original features including exposed timber beams and feature fireplaces, the home offers an inviting blend of warmth and elegance.

The accommodation includes a comfortable sitting room, a breakfast room, and dining room ideal for gatherings. A bright garden room conservatory extends the living space and enjoys peaceful views over the private rear garden. A compact kitchen with pantry cupboard, shower room, bathroom, and dedicated study complete the ground floor. Upstairs, the beamed landing leads to four delightful bedrooms and a traditional-style family bathroom.

Sympathetically maintained, the property retains its historic charm while offering scope for personal touches. Benefitting from Gas Heating and UPVC Double glazing throughout. Outside, the home is framed by well-established gardens to both the front and rear, with open countryside beyond and the benefit of off-road parking.

LOCATION

Nestled in the picturesque village of Yoxford, often referred to as the 'Garden of Suffolk', this character home offers a peaceful rural lifestyle with excellent access to the Suffolk Heritage Coast. Yoxford is known for its strong community spirit, period architecture, local eateries, and boutique shops.

Located within easy reach of the charming coastal towns of Southwold, Aldeburgh, and the RSPB reserve at Minsmere, this location is ideal for those seeking both tranquillity and connection. Nearby Darsham railway station provides convenient links to London and beyond, making this an ideal full-time residence or weekend country retreat.

LOCAL AUTHORITY

East Suffolk Council,.

COUNCIL TAX BAND: = D

SERVICES:

We understand that mains water, electricity and drainage are connected. Gas Heating.

TENURE: Freehold

VIEWING

By appointment through Jennie Jones Estate Agents:

SAXMUNDHAM (01728) 605511.

email: saxmundham@jennie-jones.com

EPC RATING: = D



Total Area: 150.0 m² ... 1615 ft²

All measurements are approximate and for display purposes only

Items depicted in the photographs are not included in the sale unless otherwise mentioned. Measurements and details are for guidance purposes only and their accuracy is not guaranteed and should be checked by an intending purchaser. No services or systems have been checked by this office and intending purchasers must rely on their own enquiries as to their current condition. In order to show as much of the property as possible some photos may have been taken using a wide angle lens.









