



JENNIE JONES

EST. 1993

ESTATE AGENTS

CHURCH FARM COTTAGES

Sibton | Suffolk

£420,000

CHURCH FARM COTTAGE, SIBTON, SAXMUNDHAM IP17 2LX

Yoxford: 1.5 miles

Peasenhall: 1 mile

Saxmundham Railway Station: 6 miles

- Sitting Room ● Dining Room ● Kitchen ● Three Bedrooms ●
- Bathroom ● One Bedroom Annexe ● Shower Room ●
- Gardens Front & Rear ● Off Road Parking ●

The Property

An exciting renovation opportunity, Church Farm Cottage is an enchanting Grade II listed detached thatched cottage set within a generous plot approaching half an acre (0.42 acres). Situated in a peaceful rural location between Yoxford and Peasenhall, the property abuts open pasture and the parkland of Sibton Park, part of the prestigious Wilderness Reserve.

Believed to date from the 16th century, the cottage retains a wealth of period features including exposed oak timbers, brick flooring, and an original inglenook fireplace. The current layout offers two large reception rooms — each with working fireplaces — a kitchen, and two staircases leading to the first floor. Upstairs are two double bedrooms, and one single, a bathroom with roof top bath.

A small detached annexe provides a guest bedroom and en suite shower room, while a substantial timber outbuilding offers excellent potential for use as a workshop, garden studio, or home office (subject to any necessary consents).

The mature gardens are laid mainly to lawn and enclosed by hedging, with ample driveway parking and an enclosed vehicle compound to the rear, ideal for those needing space for multiple or larger vehicles.

This is a rare chance to restore a characterful Suffolk cottage to its full glory, in a sought-after location close to the Heritage Coast.

Grade II listed thatched cottage on 0.42-acre plot — a rare renovation project in a sought-after Suffolk village.



The Location

Sibton is a picturesque village conveniently positioned for the A12, the A1120, and Darsham railway station. It lies between Peasenhall and Yoxford, with the popular White Horse pub nearby. Peasenhall offers a delicatessen, tea rooms, and village shop, while Yoxford provides further amenities including a primary school, surgery, garage, and several pubs and restaurants.

The surrounding area is rich in attractions, from RSPB Minmere and the beaches at Southwold and Aldeburgh, to Snape Maltings, Framlingham Castle, and Orford Castle. Golf, sailing, farmers' markets, and food festivals are all within easy reach.

Services

Mains water, mains electricity, private drainage system.

Local Authority and Council Tax Band

East Suffolk Council

Council Tax Band: D

EPC Rating: N/A



AWAITING FLOORPLAN



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