



JENNIE JONES

EST 1993

ESTATE AGENTS

MAIN ROAD

Yoxford | Suffolk

£405,000

3-4 MILL COTTAGES, MAIN ROAD, YOXFORD, IP17 3HE

Darsham Railway Station - 1.5 miles

Saxmundham - 4 miles

Aldeburgh - 10 miles

- Sitting Room ● Dining Room ● Kitchen ●
- Cloakroom ● Study ● Three Bedrooms ● Bathroom ●
- Annexe ● Bedroom ● Kitchen ● Living Room ●
- Garage & Workshop ●

The Property

3-4 Mill Cottages offers a rare opportunity to acquire two adjoining period cottages combined into one versatile family home, complete with a detached one-bedroom self contained annexe, garage and workshop. Blending charming original character with modern sustainability features, this property is perfectly suited to multi-generational living, home working, or those seeking additional rental or guest accommodation.

The main house features a welcoming sitting room with exposed beam and wood burning stove, a cosy dining room, and a fitted kitchen with a utility entrance porch. Braced cottage doors, exposed floorboards and period details enhance the sense of character throughout. A study and cloakroom complete the ground floor. Upstairs are three bedrooms and a family bathroom.

The detached annexe is self-contained, with a bedroom, open plan living space & kitchen, bathroom, and its own garden outlook – ideal for independent relatives, guests, or holiday letting.

Outside, the property enjoys a generous south-facing garden with lawns and mature planting, along with a garage, workshop and ample driveway parking. Solar panels provide electricity, and the property benefits from gas central heating

Characterful cottages with annexe, gardens and solar panels in the heart of Yoxford



The Location

Yoxford, often called the "Garden of Suffolk," is a picturesque village known for its period properties, antiques shops, and strong community. Surrounded by scenic countryside, it sits just a short drive from the Suffolk Heritage Coast, with Southwold, Aldeburgh, and Dunwich all nearby. The village has a primary school, village hall, and local amenities, and benefits from excellent transport links via the A12 and nearby Darsham railway station, with connections to Ipswich, Norwich and London Liverpool Street.

Services

Mains water, mains electricity, mains drainage.

Solar Panels

Gas-fired central heating.

UPVC double glazing.

Local Authority and Council Tax Band

East Suffolk Council

Council Tax Band: B

EPC Rating

A





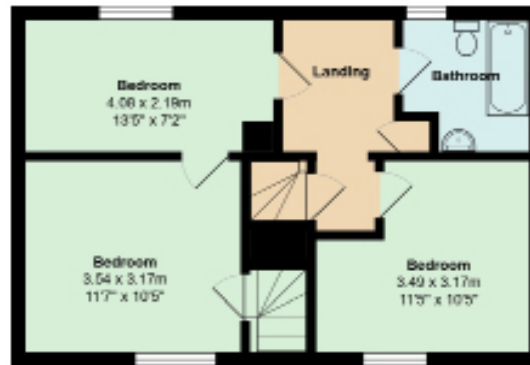
Garage
Area: 30.3 m² ... 326 ft²



Annexe
Area: 34.4 m² ... 370 ft²



Ground Floor
Area: 47.1 m² ... 507 ft²



First Floor
Area: 45.7 m² ... 492 ft²

Total Area: 157.5 m² ... 1695 ft²

All measurements are approximate and for display purposes only



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