



3-4 MILL COTTAGES

MAIN ROAD, YOXFORD IP17 3HE



An attractive 19th Century, 3 bedroom cottage with off road parking, double garage and a separate annexe.

Formally a pair of 19th Century cottages, this property is now a 3-bedroom mid-terrace home. As you enter the property you are welcomed into the living room which has a staircase leading up to the landing. Off the living room is the study which is a good size and has rear aspect windows overlooking the garden. There is also a useful cloakroom to the right-hand side. Following on from the study and on into the kitchen, you will find plenty of cupboard space and a breakfast bar at the end. The dining room flows nicely from the kitchen and this area feels like the hub of the home. Here you will find a light space with a woodburning stove. There is a staircase leading you upstairs where you will find 3 generous size rooms and a family bathroom.

Outside, the garden is a generous size and is mainly laid to lawn with some well-established shrubbery. There is a pedestrian right of way in favour of this property across the back of No.1. However, there is also access into your garden from the rear, off the driveway. At the end of the garden, you will find the garage as well as a self-contained annexe.

The annexe, which was built in 2018, has a main kitchen/living room space, a bedroom and a bathroom. This could be used for family members or has great income potential as would be well suited to Airbnb/holiday let. The access to the annexe is around the back of the property and up the driveway so feels separate from the main residence.



Yoxford is a typical well served village and is within a short distance of The Suffolk Heritage Coast.

TENURE – Freehold

SERVICES - Mains water, electricity, gas and drainage are connected to the property. (Durrants has not tested any apparatus, equipment, fittings, or services and so cannot verify they are in working order).

LOCAL AUTHORITY – East Suffolk Council – Tax band B

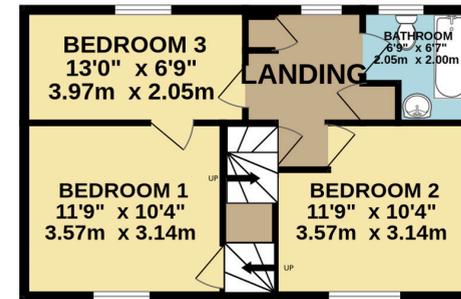
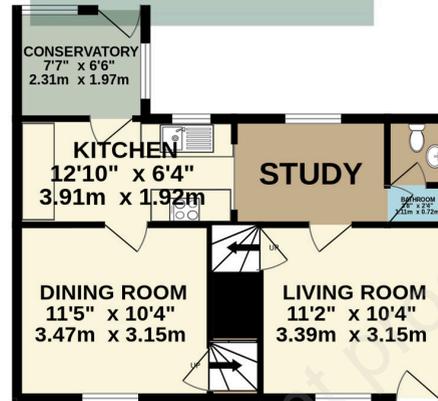
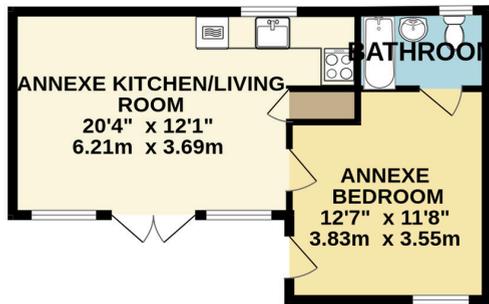
VIEWING - Strictly by appointment with the agent's Halesworth office. Please call 01986 872553.

DURRANTS BUILDING CONSULTANCY - Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations, and project management - please contact the team directly.





FLOOR PLAN



TOTAL FLOOR AREA : 1312 sq.ft. (121.9 sq.m.) approx.

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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