

A spacious three bedroom second floor apartment with period features, with stunning views, forming part of Cockfield Hall.

Rent £1,400 pcm
Ref: R2512

The Flat
Cockfield Hall
Yoxford
Suffolk
IP17 3ET



To let unfurnished on an Assured Shorthold Tenancy for an initial term of twelve months (with a view to extending).

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 621200

And The London Office
40 St James' Place
London SW1A 1NS

email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

Location

The Flat, which forms part of the stunning Cockfield Hall which is Grade I Listed, which dates back to the 16th century, and the flat forms a part of the second floor. It is situated in extensive grounds on the edge of the village of Yoxford, with easy access to the A12. The village has a primary school and pub, the Kings Head, and boasts a village store, antique shops and galleries, café and deli. Further facilities and supermarkets can be found at Saxmundham, 4 miles. Darsham railway station is just over a mile away, with connecting services to London Liverpool Street via Ipswich. The Suffolk Heritage Coast is close by, with the popular resorts of Southwold and Aldeburgh both being approximately 8 miles away.

The Accommodation

From the ground floor entrance to Cockfield Hall, three flights of stairs lead to a galleried landing with windows overlooking the rear gardens. A partially glazed door opens into the

Entrance Hall

With two sash windows and two built-in cupboards, one of which houses the fuse board. Inset spotlights and radiator. A door leads in to

Dining Room 12'9" x 10'8" (3.91m x 3.26m)

With large sash window with views to the rear. Boarded fireplace with ornate mantel and surround. Door opening into a large shelved cupboard and double panel radiator. An archway leads to

Kitchen 13'4" x 11'4" (4.07m x 3.46m)

Fitted with a range of Shaker style wall and base units with cornice and shelving. Black granite effect roll top work surface with inset one-and-a-half bowl stainless steel sink with mixer tap over and tiled splash backs. Integrated double electric oven, inset hob and extractor fan above. Integrated fridge/freezer and free standing dishwasher. Dual aspect windows. Double panel radiator, inset spotlights and telephone point.





Returning to the hall, further doors open to

Utility Room

With plumbing for washing machine and tumble dryer.

Family Bathroom

With suite comprising panel bath with mixer taps over, pedestal wash hand basin and low level flush WC. Half-height tiled walls, large wall mirror in arched recess, inset spotlights and sash window.

Returning to the entrance hall there is step up to a second

Hallway

With internal window to main staircase, large supporting beam and a glazed door leading out to the roof terrace. Two double panel radiators. At one end is a large space that could be used as a study or seating area. Doors open to

Sitting Room 19'9" x 15'11" (6.03m x 4.86m)

With three windows giving extensive views of the lake and grounds. Boarded fireplace with ornate surround and two cast iron radiators. Inset spotlights, TV and telephone points.





Bedroom One 16'0" x 13'1" (4.88m x 3.99m)

A bright room with a view over the courtyard to the front and the grounds beyond. Inset beams to the walls with restricted height ceilings. Two double panel radiators, TV and telephone points.

Bedroom Two 14'5" x 13'6" (4.40m x 4.13m)

A large double bedroom with two windows giving views of the lake and grounds. Support beam and inset beams to the walls. Double pane radiator.

Shower Room

A spacious shower room with half height tiled walls. Suite comprising shower cubicle with glass doors, low flush WC and pedestal wash hand basin with mirror and light over. Window to side elevation. Two cupboards, one housing the hot water tank and the other with slatted shelves.

Bedroom Three 13'0" x 10'7" (3.98m x 3.24m)

A further double bedroom with window overlooking the terrace area and grounds. Wall mounted lights and cast iron radiator.





Outside

The apartment forms part of Cockfield Hall, and is located to the rear where there is parking available. The flat has a roof terrace, accessed from the second hallway, which is fenced and can be used as a seating area. Tenants will have access to the gardens and an outside area for table and chairs.

Services Mains water, private sewerage, mains electricity, central heating.

Council Tax Band B. £1,689.56 payable 2025/2026

Local Authority East Suffolk Council.

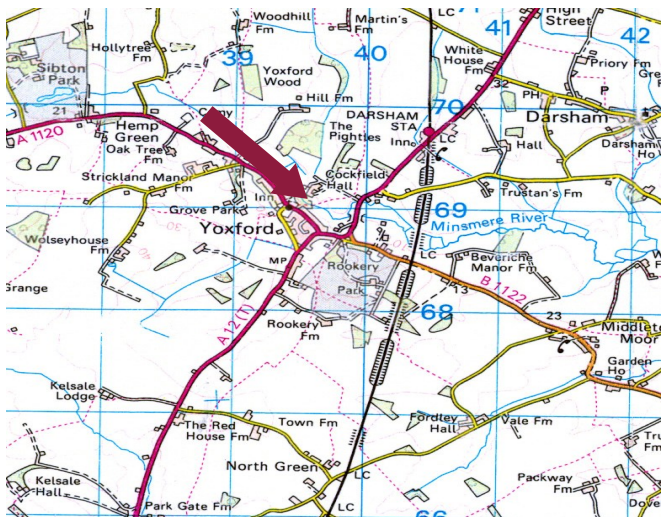
Broadband To check the broadband coverage available in the area click this link –
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone To check the Mobile Phone coverage in the area click this link –
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Viewings Strictly by appointment with the Agent.

NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

June 2025



Directions

From Framlingham, proceed along the Badingham Road on the B1120. Continue for approximately two miles and at the junction with the A1120 turn right, signposted Peasenhall and Yoxford. Continue for approximately five miles, passing through the villages of Peasenhall and Sibton. Proceed through Yoxford and at the T junction with the A12, turn left and the entrance to Cockfield Hall will be on the left hand side. Proceed over the cattlegrid, down the private driveway, taking the left hand fork to the rear of the property. The property will be defined by a To Let Board.

For those using the What3Words app:
[///festivity.snuck.muscular](https://www.what3words.com/#!/en/43E52E)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	43 E	52 E
21-38	F		
1-20	G		

Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.