

A well presented four bedroom detached property with tropical gardens, garage and parking within the village of Yoxford

Rent £1,600 p.c.m
Ref: R2543

Palm Tree Cottage
High Street
Yoxford
Suffolk
IP17 3ER



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

Contact Us



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Location

Palm Tree Cottage is situated in a pleasant and prominent position in the centre and desirable village of Yoxford.

The village of Yoxford is situated just off the A12, about 25 miles north of the County Town of Ipswich. The village has a general store, public houses, restaurants and book and antique shops. There is also a primary school and doctors' satellite surgery. The nearby market town of Saxmundham provides a more extensive range of shops and commercial facilities, together with a railway station with some direct services to London's Liverpool Street station. There are also regular connecting trains from both Saxmundham and Darsham to fast Inter-City services from Ipswich to London, which take about an hour.

The property is within easy reach of the main attractions of the Heritage coastline including the internationally renowned Minster Bird Sanctuary at Dunwich, sailing and golf at Aldeburgh/Thorpeness and Snape Maltings Concert Hall.

The Accommodation

Ground Floor

Entering through the front door into the

Entrance Hall

With a feature model hanging rail. A staircase leads to the first floor. A door leads into the

Cloakroom

With low-level flush WC, wash hand basin. Extractor fan. Plumbing for washing machine.

A further half glazed stable door leads in to

Kitchen/Dining Room 24'8" x 8'6" x 15'3" (7.54m x 2.60m x 4.66m)

A spacious L shaped kitchen/dining room with French doors leading out to the conservatory. Handmade base and wall units with wood work surfaces and tiled splashback. Space for gas cooker with extractor hood over. Plumbing for dishwasher and space for fridge-freezer. Dual aspect windows. Please note: New vinyl flooring to be fitted.



Conservatory 14'9" x 8'9" (4.50m x 2.69m)

Fully glazed UPVC conservatory with tiled floor and French doors leading into the garden.



Sitting Room 24'8" x 10'9" (7.53m x 3.29m)

Spacious room with dual aspect windows. Ornate fireplace and wall mounted radiators.



From the entrance hall, a staircase rises to

First Floor

Landing

With radiator. Doors open to

Bedroom One 17'3" x 10'11"(5.28m x 3.33m)

A spacious room with feature wall. Window to front elevation. Dressing room where the gas boiler is located and window overlooking the garden.



Ensuite Shower Room

With closed shower cubicle. Low-level flush WC. Pedestal wash handbasin. Inset spotlights. Window to rear elevation. Extractor fan and heated towel rail.

Bedroom Two 3.63m x 2.60m

A further double bedroom with a range of built-in wardrobes with hanging rails. Window to rear elevation, radiator and door off to:

Ensuite Bathroom

With P-shaped bath, mixer tap and overhead shower. Low-level flush WC. Pedestal wash handbasin. Window to rear elevation, radiator and extractor fan.



Bedroom Three 3.07m x 2.75m

A smaller double bedroom with wall mounted shelving. Window to front elevation. Radiator.



A second staircase leads to the

Second Floor

Bedroom Four 11'6" x 12'1" (3.51m x 3.70m)

A light spacious room with restricted height due to eaves. A small door leads in to the loft for storage. Window to allow natural light. Radiator. A small landing area with further access to left storage leads to:



Bathroom

A white suite comprising of a rolltop bath with mixer taps. Pedestal handwash basin. Low-level flush WC. Towel rail. Extractor fan. Cupboard housing the hot water tank and controls for the solar panels.



Outside

To the side of the property, there is a shared driveway for parking and this also leads to the garage which has power. To the rear of the garage there is a bar area which opens up unto the rear garden. A full height fence and gate gives access into the garden from the driveway.

The rear garden has a wonderful range of mature tropical plants and palm trees. With several seating areas and a pergola. There is a small covered outbuilding to the rear with a patio area and in the centre there is a decked circular seating area. The foot of the garden can be fenced off. There is a gate which leads on to the shared driveway and side door from the garden into the garage.





Services Mains electricity, gas, water and drainage. Gas fired central heating.

Council Tax Band E, £2,655.02 payable 2025/2026

Local Authority East Suffolk

Viewings Strictly by appointment with the Agent.

Broadband To check the broadband coverage available in the area click this link –

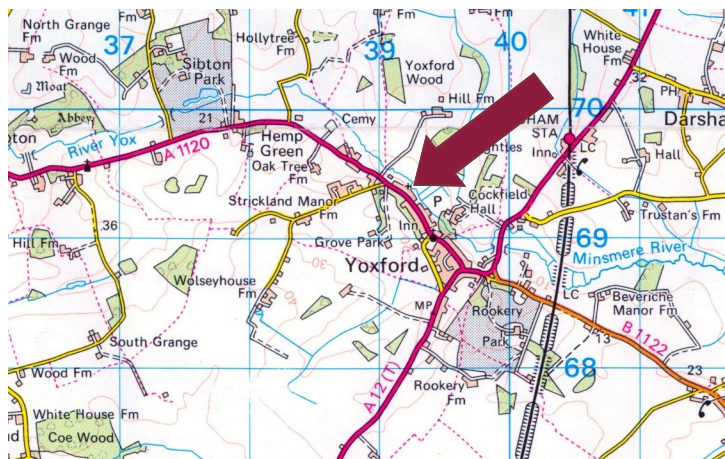
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone To check the Mobile Phone coverage in the area click this link –

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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.

November 2025



Directions

From Framlingham take the B1120 to where it meets the A1120 then turn right. Follow the A1120 for approximately four miles into the village of Yoxford and the property is situated on the left hand side in the centre of the village, opposite the Griffin Public House as identified by the Clarke and Simpson 'To Let' board.

What3Words location: /// verb.stumps.minute



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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