



Yoxford, Suffolk

Guide Price £600,000

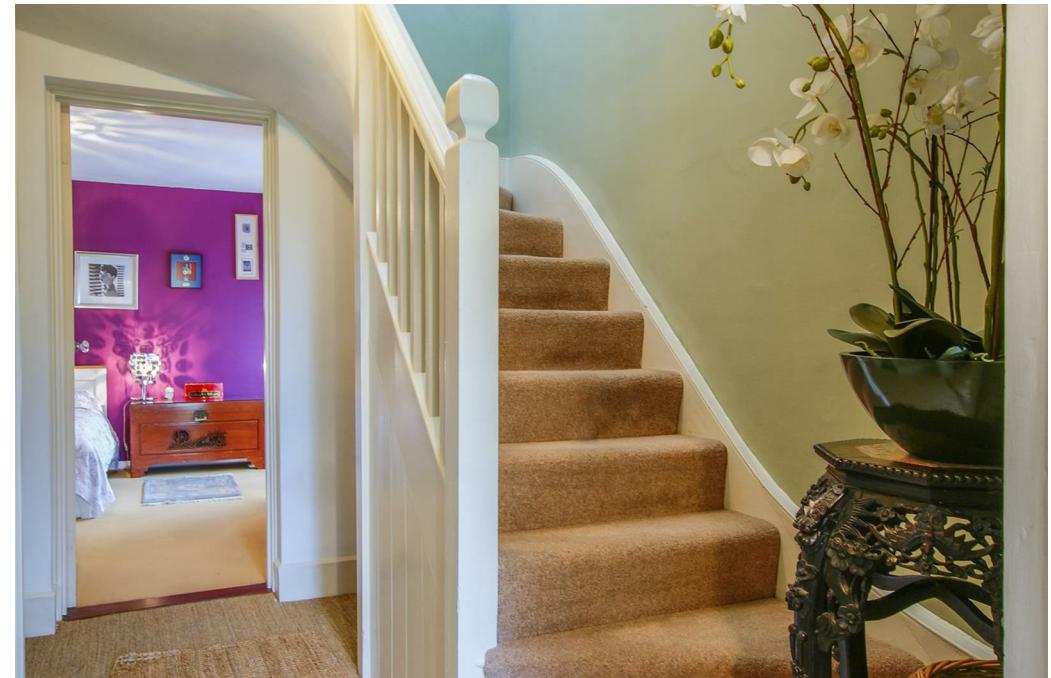
- Unique period home
- Ground floor bedroom suite
- Triple aspect sitting room
- Rental guide: £1,675pcm
- 3/4 acre private garden
- Kitchen/breakfast room
- Gas central heating
- Countryside views
- Aga
- EPC - D

Main Road, Yoxford

Often referred to as "The Garden of Suffolk" the pretty village of Yoxford lies just off the A12 Great Yarmouth to London Road and was in the 19th Century a coaching post on the London turnpike. Today Yoxford is a much sought after and well served typically Suffolk village centring around its fine parish church of St Peters with its grand tower and spire. The village has the old established Horner's grocer, public houses, restaurants, antique shops, doctors surgery and school and is well served by public transport. The nearby railway halt at Darsham lying on the East Suffolk line gives regular services to Ipswich and London Liverpool Street.



Council Tax Band: E



DESCRIPTION

A former mill dating from the late 19th Century having been extended and converted to create a unique family home set in $\frac{3}{4}$ acre of private gardens (subject to measured survey). A beautiful setting adjoining open countryside with gently sloping lawns and mature trees. The versatile accommodation of great character featuring curved walls and large windows overlooking the garden and countryside. On entering the property a lobby leads to the triple aspect sitting room and entrance hall, second reception/dining room. Kitchen breakfast room with Aga and spacious utility room. To the rear is a ground floor bedroom and bathroom. On the first floor there are two bedrooms with fine views and a bathroom. The property is approached via a right of way past Old Mill House leading to a shingle driveway and parking area, store and brick, pantile potting shed. The gardens lie principally to the South with wide lawn, mature trees and stepped sleeper edge borders.

ACCOMMODATION

ENTRANCE LOBBY

SITTING ROOM

A triple aspect room overlooking the garden. Fitted corner cabinet.

HALLWAY

Staircase rising to first floor.

DINING ROOM

Fitted bookshelves and window to front elevation.

KITCHEN/BREAKFAST ROOM

Fitted range of base and wall cupboards. Polished stone work

surfaces and tiled surrounds. Gas fire Aga. Siemens three ring gas hob with cooker hood over, fan oven and microwave. Window to rear elevation. Tiled floor.

UTILITY ROOM

Range of fitted base and wall cupboards, polished stone work surfaces and tile surrounds, integrated sink unit with mixer tap and filter tap. Plumbing for washing machine and dishwasher, window to rear elevation, entrance door to driveway. Tiled floor.

BEDROOM

Window overlooking the garden.

BATHROOM

Suite comprising tongue and groove bath, mixer tap and shower, hand basin and W.C, tiled surrounds. Window to east elevation.

FIRST FLOOR LANDING

Window to south elevation. Store cupboard with window to south elevation.

BEDROOM

Window with tree top view to the west.

BEDROOM

Window with countryside views.

LOBBY

Built in wardrobe, store cupboard and airing cupboard.

BATHROOM

Suite comprising tongue and groove bath, mixer tap and shower, hand basin and WC, tiled surrounds. Window to north elevation.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently E. Further details can be obtained via East Suffolk Council.

VIEWING

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. Email: enquiries@flickandson.co.uk Tel: 01728 633777 Ref: 20331/RDB.

FIXTURES & FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract.

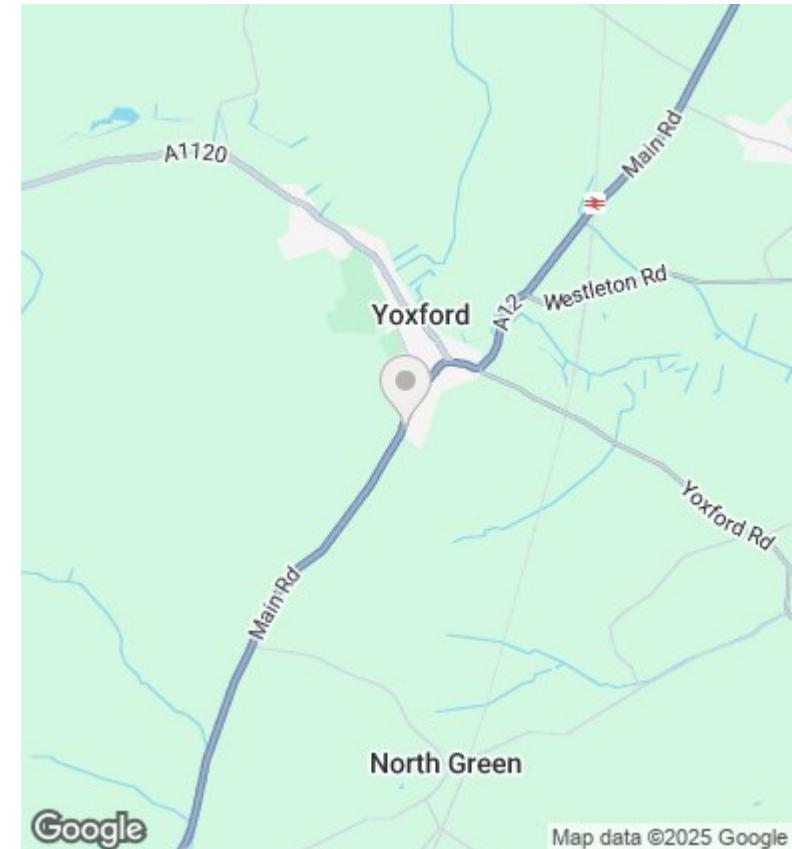
They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

AGENTS NOTE

The seller has advised that the thatch roof and main flat roof have been renewed together with a replacement gas boiler in the last 2 years.







Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, Fairweather Law and Stamford Legal for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £50 for Jigsaw Mortgages Ltd, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal referrals, and £50 referral fee for MS Surveys.

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Energy Efficiency Rating	
Very energy efficient - lower running costs (92 plus)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com