



## Yoxford,

£2,650 PCM

- Rural setting
- Five bedrooms
- EPC E
- Detached farmhouse
- Large garden
- Holding deposit: £611.53
- Four reception rooms
- Swimming pool optional
- Pets considered

# Yoxford

A fabulous recently refurbished five bedroom farmhouse in a rural setting situated close to the pretty village of Yoxford.  
OFCH. EPC E.



Council Tax Band: F





## DESCRIPTION

Flick & Son are pleased to offer to rent this fabulous recently refurbished five bedroom farmhouse in a rural setting situated close to the pretty village of Yoxford.

## ACCOMMODATION

This spacious country home is tucked away in peaceful rural surroundings, with plenty of room for family life, work, and relaxing.

Downstairs, you walk into a welcoming entrance hall that leads into a big kitchen with space for a breakfast table—perfect for morning coffee or catching up over dinner. Off the hallway, there's the main living room that opens into a light-filled conservatory and a separate dining room for when you're hosting.

You'll also find a handy extra sitting room and a flexible space that works well as a study or playroom. At the back of the kitchen is a rear lobby where you'll find a downstairs loo and a utility cupboard.

Upstairs on the first floor are four comfortable double bedrooms and a modern family bathroom. Head up to the second floor and there's a fifth bedroom along with another stylish bathroom.

Outside, there's loads of driveway parking, a double open-fronted garage, and a brick-built shed/store. The garden is a real highlight—nice and big with plenty of lawn, a lovely pond at the front, and the option of a swimming pool.

The property is heated via oil fired central heating. It has an EPC rating E.

## LOCATION

Yoxford, often referred to as "The Garden of Suffolk" 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 station at Darsham lying on the East Suffolk line gives regular services to Ipswich and London Liverpool Street.

## AVAILABILITY

This property is available from the 18th December 2025 for a minimum term of twelve months.

Council Tax: Band F

Deposit required: £3,057.69

Pets considered. Sorry, no smokers.

## VIEWINGS

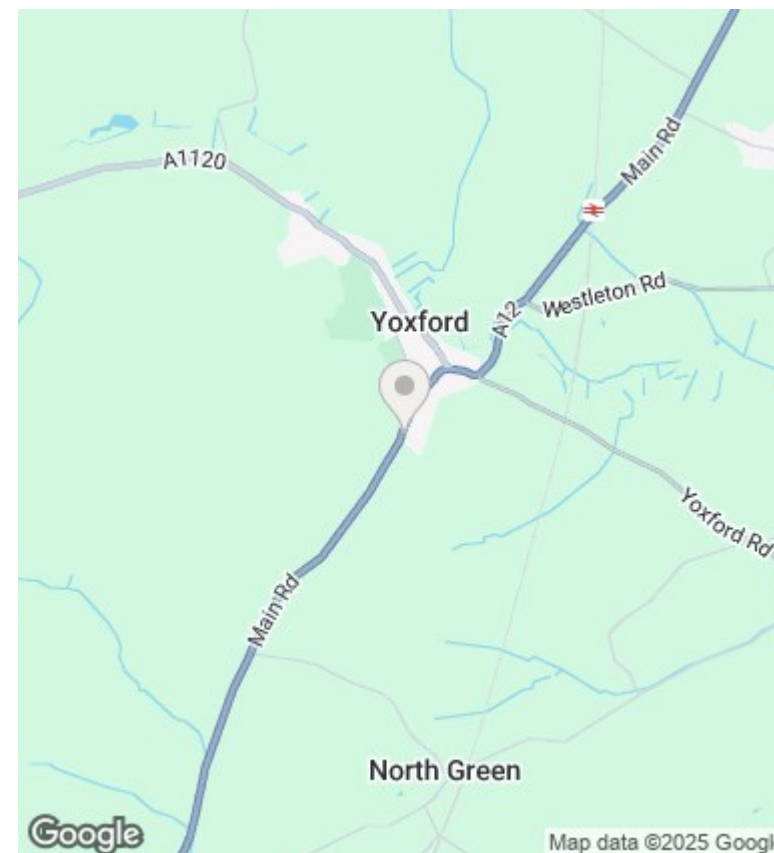
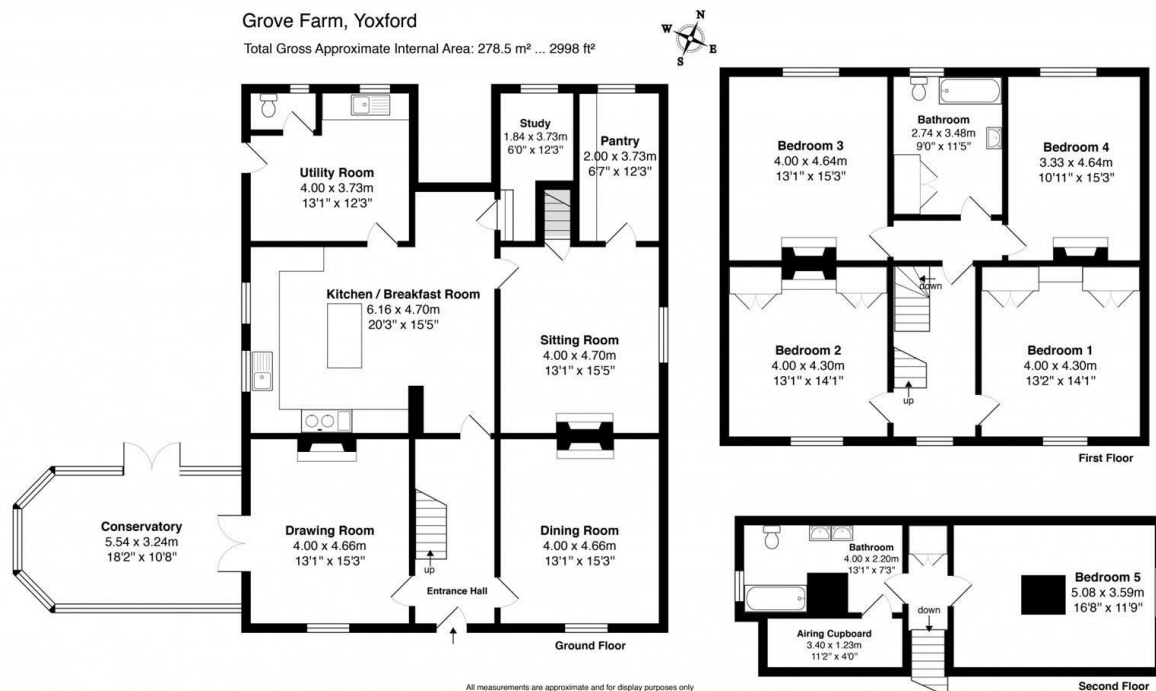
Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view.





## Grove Farm, Yoxford

Total Gross Approximate Internal Area: 278.5 m<sup>2</sup> ... 2998 ft<sup>2</sup>



## 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>49</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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](http://www.epcregister.com)