



## GUIDE PRICE £375,000

### DESCRIPTION

Yew Tree Cottage presents a fantastic opportunity to purchase a substantial house with versatile well-proportioned accommodation alongside a building plot with outline planning permission for a detached residential dwelling.

### LOCATION

Yew Tree Cottage is situated in the village of Knodishall approximately 3 miles from the market town of Saxmundham and 5 miles from the popular coastal town of Aldeburgh. Both Saxmundham and Aldeburgh have an excellent range of facilities and services along with many individual pubs, eateries and independent shops.

### YEW TREE COTTAGE

Approaching through a pedestrian gateway from Post Office Road a path leads through a very pretty front garden with an abundance of mature shrubs and plants including a beautiful camellia plant. The cottage is a semi-detached property with accommodation comprising four bedrooms, three reception rooms, kitchen and ancillary accommodation including utility rooms, WC and bathrooms.

To the rear of the house the property has access onto a private driveway with gardens and single garage. The plot in total extends to 0.35ac (0.21ha) of gardens which are primarily lawn with some flower beds and sporadic trees in the rear garden. The property requires some renovation and updating.

### SERVICES

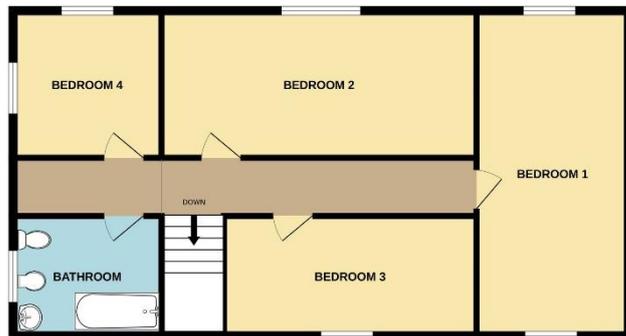
Mains electricity. Mains water. Mains drainage.  
Heating is provided by oil-fired radiators.

# Sale of Yew Tree Cottage with Building Plot, Post Office Lane, Knodishall, IP17 1UG

GROUND FLOOR



1ST FLOOR



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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## Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



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