

*A charming two bedroom period cottage with courtyard garden and parking, tucked away in a quiet location in the desirable village of Yoxford.*



#### Guide Price

£275,000

Freehold

Ref: P7873/J

#### Address

The Old Slaughter House  
High Street  
Yoxford  
Saxmundham  
Suffolk  
IP17 3EU



22' open plan sitting/dining room, well fitted kitchen and ground floor bathroom.

Principal bedroom with en-suite shower room and guest double bedroom.

Enclosed courtyard garden.

Parking space.

#### Contact Us



Clarke and Simpson  
Well Close Square  
Framlingham  
Suffolk IP13 9DU

T: 01728 724200  
email@clarkeandsimpson.co.uk  
www.clarkeandsimpson.co.uk

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

## Location

The Old Slaughter House is in the centre of the village, in a quiet position set well back from the High Street. Yoxford is a highly desirable village with a well stocked village store (open all hours), an assortment of antique shops and galleries, a church, a primary school, tennis courts, a cricket club and a village hall hosting film nights etc. There is also a dining pub, the Kings Head, and The Black Dog Deli and café. Yoxford is located adjacent to the A12 trunk road, giving it easy access to the north, west and south as well as to the Heritage Coast to the east. Aldeburgh, Southwold, Walberswick, Dunwich, Framlingham, Snape Maltings and the world-renowned RSPB reserve at Minsmere are all within a short drive. Darsham Railway Station (1 mile) runs regular services to Ipswich and, in turn, onto London Liverpool Street. Saxmundham (4 miles) has another railway station as well as Waitrose and Tesco supermarkets.

## Description

The Old Slaughter House is a charming quality period conversion that was undertaken 10 years ago to create a delightful, quietly located cottage in the heart of this popular village.

The ground floor accommodation comprises a spacious 22' open plan sitting/dining room, with freestanding woodburning stove, engineered oak flooring and staircase with iron balustrade rising to the first floor accommodation. In addition there is the well fitted kitchen, with glazed French doors opening onto the south facing courtyard garden, together with the ground floor bathroom. On the first floor there is the principal bedroom with French doors enclosed by a Juliette balcony, en-suite shower room and fitted wardrobe cupboards. The guest bedroom is located to the rear, with a casement window providing good light.

Outside there is a delightful enclosed courtyard garden, that has been hard landscaped for ease of maintenance, and which is directly accessible via the French doors serving the kitchen. Facing almost due south, it enjoys the sun throughout the day and into the evening.

To the rear of the courtyard garden, within a communal shingle parking area that is shared with the neighbouring owners, is a designated parking space.

The Old Slaughter House offers versatile accommodation that would make a wonderful permanent home, second home/holiday let or investment property - particularly with the local demand for quality accommodation from Sizewell associated contractors.











## The Old Slaughter House, Yoxford

Approximate Gross Internal Area = 70.5 sq m / 759 sq ft

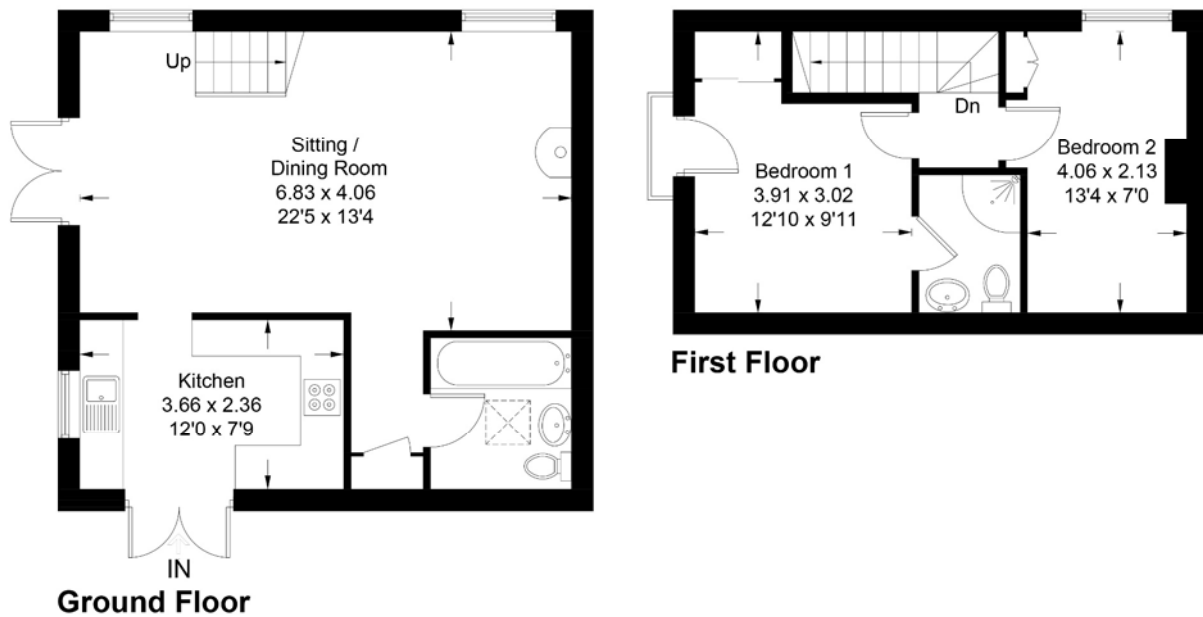


Illustration for identification purposes only, measurements are approximate, not to scale. Fourfabs.co © (ID1289484)

**Viewing** Strictly by appointment with the agent.

**Services** Mains water, drainage, gas and electricity connected. Gas-fired boiler serving the central heating and hot water systems.

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

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

**EPC** Rating = C (Copy available from the agents upon request).

**Council Tax** Band B; £1,777.57 payable per annum 2026/2027

**Local Authority** East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000.

### NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

*April 2026*



## Directions

Heading north on the A12 from Ipswich, bypass Woodbridge and Saxmundham and upon entering the village of Yoxford, turn left where signposted to the A1120 tourist route opposite The King's Head public house. Continue along the High Street for approximately 400 yards where the property will be found on the left hand side set back from the road.

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