Chartered Surveyors / Estate Agents

Clarke & Simpson









Shirley Cottage, Brook Street, Yoxford, Suffolk, IP17 3EZ

A pretty two-bedroom semi-detached period cottage tucked away off Brook Street, Yoxford, just a short drive to the Heritage Coast of Dunwich.

Guide Price £195,000 Freehold

P8013/B

Summary

Sitting room, kitchen/breakfast room and ground floor bathroom, with two bedrooms on the first floor. Outside, there are front gardens, off-road parking for three-four vehicles and a range of useful outbuildings, all enclosed by hedging and panel fencing.

Location

Shirley Cottage is conveniently situated close to the centre of the well-regarded village of Yoxford, set back from the A12. The village offers a range of amenities, including a village store, antique shops, galleries, a primary school, café and public house. The nearby market town of Saxmundham, just 4½ miles away, provides further amenities, including supermarkets, a bank and a doctors' surgery.

The beautiful Heritage Coast, with Aldeburgh, Southwold, Dunwich and Walberswick, is within easy reach, as is RSPB Minsmere, approximately 6 miles away. Darsham railway station provides regular services to Ipswich and London Liverpool Street.

Description

Shirley Cottage is a pretty two-bedroom semi-detached period cottage, with rendered and colour washed elevations beneath a pitched tiled roof. The property offers simple accommodation arranged over two floors and would now benefit from some modernisation.

Entering through the front door, the sitting room has a window to the front, a red brick fireplace with a recessed wood-burning stove and a built-in cupboard with shelving to the side.

An opening leads through to the kitchen/breakfast room at the rear, which has two windows overlooking the garden, a further red brick chimney breast with cupboards and shelving to the side, and a butler sink set into wooden worktops. There is also a wall-mounted water heater, a door leading out to the garden, a night storage heater and a ceramic tiled floor.





A further opening from the kitchen/breakfast room leads to a lobby, housing the water tank, with a door through to the ground floor bathroom. This has an obscure-glazed window to the side, a panelled bath with electric shower over, wall-hung wash basin and low-level WC. Further features include ceramic tiled flooring, recessed shelving and an electric heated towel rail.

Stairs rise from the sitting room to the first-floor landing, which would make a good-sized single bedroom or home office. It has a window to the side and a door leading through to bedroom one, which has a window to the front and a large built-in wardrobe.

Outside

The property is approached via a five-bar gated entrance, opening onto a parking area providing space for three to four vehicles.

A pathway leads through the front garden to the front door, with the garden enclosed by hedging and a red brick wall.

A pathway to the side of the property leads to a range of brick-built outbuildings, together with a coal store to the rear and a further shed beyond. The rear garden is relatively shallow in depth.

Directions

From the agent's Framlingham office, head north via Bridge Street, Market Hill and Castle Street. Turn left onto Badingham Road and continue for approximately two miles to Badingham.

Turn right onto the A1120, passing through Peasenhall and Yoxford. At Yoxford, turn right onto the A12 (Brook Street). The private lane entrance is immediately on the left, just beyond Brewers Cottage.

What3Words location: ///stub.clearly.skim
(For the entrance to the driveway serving the property.)







Viewing Strictly by appointment with the agent.

Services Mains water, drainage and electricity. The property has no central heating but benefits from a couple of night storage heaters, supplemented by a wood-burning stove in the sitting room.

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 = E (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.

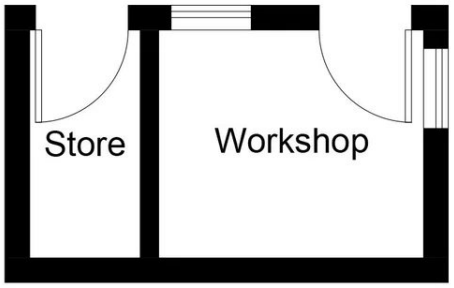




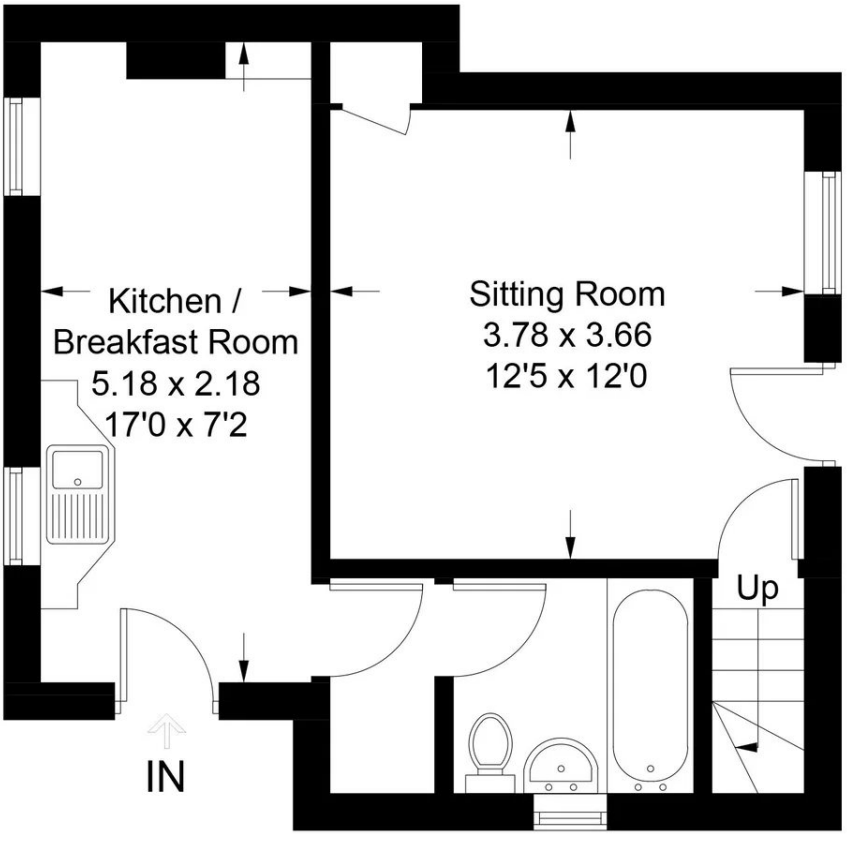


Shirley Cottage, Yoxford

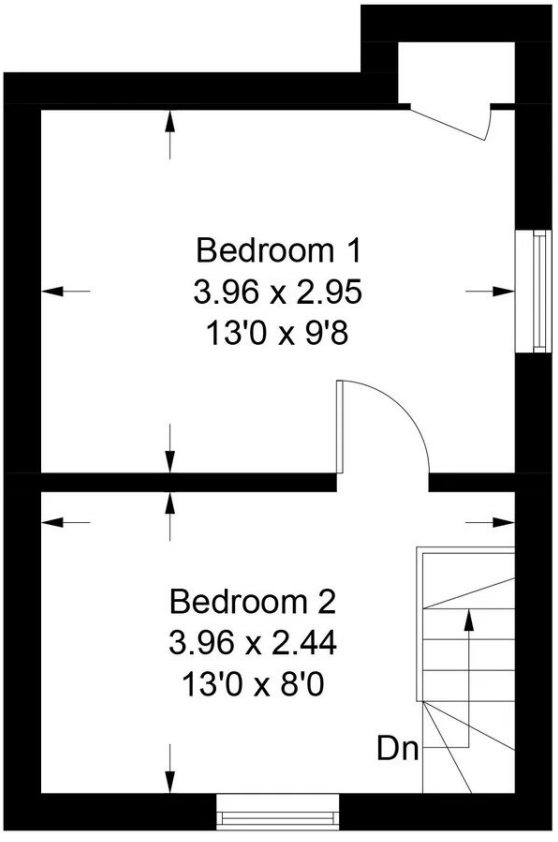
Approximate Gross Internal Area = 56.1 sq m / 604 sq ft
Outbuilding = 5.9 sq m / 63 sq ft
Total = 667 sq m / 62.0 sq ft



(Not Shown In Actual
Location / Orientation)



Ground Floor



First Floor

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Produced for Clarke and Simpson

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.

4. There is a shared drift way to the front of the property. The incoming purchasers will be responsible for contributing one-third of the costs associated with the maintenance and repair of this area.

5. Please note that there appears to be small areas of flying free hold.

November 2026





Clarke & Simpson

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