

A spacious and superb refurbished Grade II Listed four reception, four bedroom detached property situated in the centre of the village of Yoxford.



RENT

£2,900 PCM

Ref: R2576

Address

Old Bakery
High Street
Yoxford
Suffolk
IP17 3ER



Entrance hall, two reception rooms, kitchen, utility, garden room, conservatory and WC. Principle bedroom with ensuite, three further bedrooms & family bathroom. Double garage, parking and pretty cottage style garden with terrace area for seating and dining.

To let unfurnished on an Assured Periodic Tenancy

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 Bakery is located in a convenient position within the centre of the village on 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.

The Accommodation

The Old Bakery is a Grade II listed detached property that has been recently and sympathetically refurbished to combine period character with modern convenience.

The front door opens into a spacious entrance hall featuring a coat cupboard, staircase to the first floor, and access to the principal reception rooms. The main sitting room enjoys a dual aspect and features an attractive display fireplace, creating a bright and welcoming living space.

From the entrance hall, an inner hallway leads to a ground floor WC and onwards to the dining room, which benefits from a fireplace with a wood-burning stove. An open doorway with a step down leads into the kitchen, a triple-aspect room fitted with a range of units incorporating a double Butler sink, two integrated ovens, and an integrated dishwasher.

Leading from the dining room is a garden room, which in turn provides access to the utility room and conservatory.

Stairs from the entrance hallway lead up to the landing with storage cupboard and with doors off to the principle bedroom with an en-suite shower room, three further bedrooms and family bathroom.









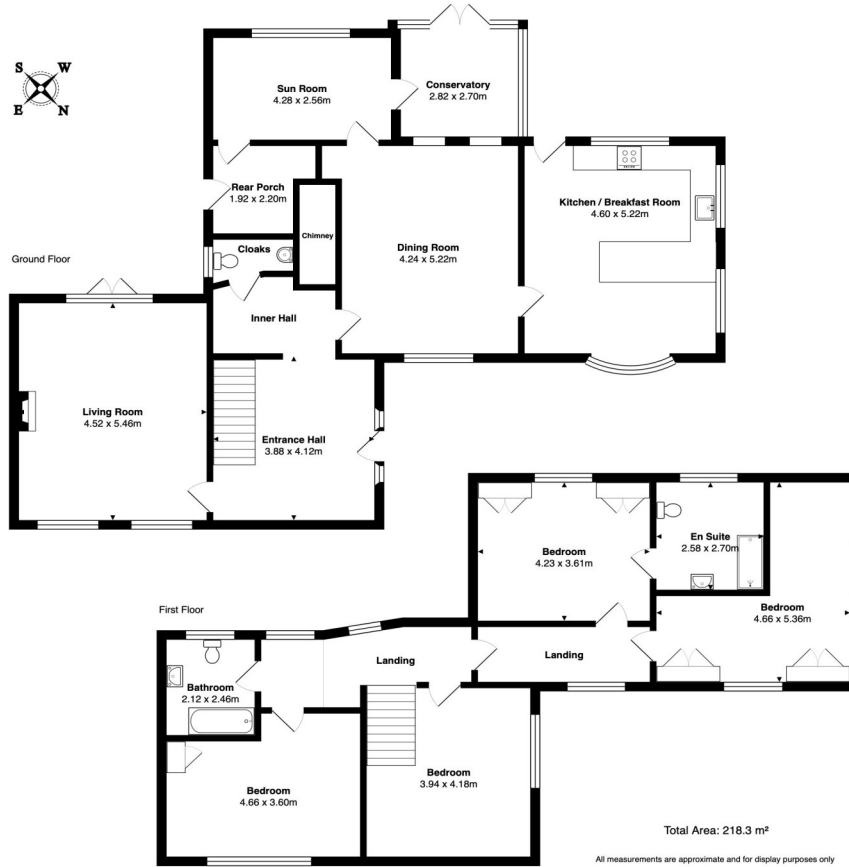
Outside

The property is situated along the High Street and with a small area of garden to the front with areas of shingle and steps to the front door. To the rear of the property, accessed along the adjacent lane, there is a good size garage with up and over door and side door. A wooden gate gives access to an attractive walled garden which is south-west facing and comprising an area of shingle and two paved seating areas. There is a good size area of lawn interspersed with plant, shrubs and trees.

To the rear of the property is an attractive walled garden, interspersed with beautiful shrubs and flowers, along with a lawn and patio area ideal for entertaining. The property also benefits from a double garage and off-road parking.



The Old Bakery, High Street, Yoxford, IP17 3ER



Viewing Strictly by appointment with the agent.

Services Mains electricity, gas, water and drainage. Gas fired central heating.

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 = (Copy available from the agents upon request).

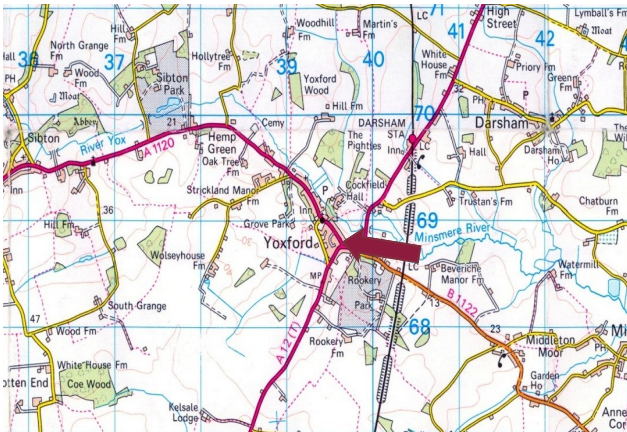
Council Tax Band F; £3,137.75 payable per annum 2026/2027

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, IP12 1RT

NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | 66 D |
| 39-54 | E | 52 E | |
| 21-38 | F | | |
| 1-20 | G | | |

June 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 just before the Church.

For those using the What3Words app: `/// foiled.barman.flinches`



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