

A wonderful example of a Grade II Listed Tudor house with medieval origins, that was meticulously restored in recent years, with a Tabernacle, delightful gardens and parking, all within easy reach of the Heritage Coast.



Guide Price

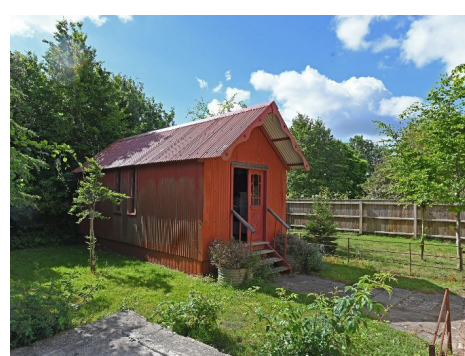
£475,000

Freehold

Ref: P7655/J

Address

York's Dwelling
Station Road
Yoxford
Saxmundham
Suffolk
IP17 3LA



Open plan 23' sitting and dining room, kitchen and utility/cloakroom.

Two double bedrooms with en-suite facilities.

22' Tabernacle that is used as a home office.

Brick and flint outbuilding.

Delightful, enclosed south-facing rear garden.

Two designated carparking spaces.

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

York's Dwelling will be found in an accessible location, just outside Yoxford's village centre and off the A12, providing very easy access to the Heritage Coast and well regarded coastal destinations such as Aldeburgh, Southwold and Thorpeness. Yoxford is a very popular village with a village store, an assortment of antique shops and galleries, a primary school, two pubs and a café. The village is located adjacent to the A12 trunk road giving it easy access to the north and south of the County, as well as the nearby market town of Saxmundham, just 4½ miles to the south, which provides a good selection of amenities, including Waitrose and Tesco supermarkets, banks, doctors surgery, chemist, ironmongers and dry cleaners.

The Heritage Coast is nearby with the popular coastal resorts of Aldeburgh, Dunwich, Southwold and Walberswick, and the pretty villages of Westleton and Snape, the latter being home to the Britten Pears Arts and the internationally renowned Aldeburgh Festival. The internationally renowned RSPB Minsmere, with its fantastic coastal nature reserve, and previously home to the BBC Springwatch, is only 5½ miles to the east. The nearby railway station at Darsham, which is within walking distance of the property, provides regular services to Ipswich and London Liverpool Street Station.

Description

York's Dwelling forms part of York's Tenement; a stunning and intriguing example of a meticulously restored Tudor house, that is understood to date from 1592, although is believed to have Medieval origins. The property also exhibits later additions from the 17th and 19th centuries.

Nearly 20 years ago the previous vendors commissioned a meticulous and sympathetic renovation of York's Tenement as a whole and in 2022 planning permission and Listed Building Consent was obtained to subdivide York's Tenement to create York's Dwelling. In all, the accommodation extends to just over 1,100 sq. ft (105 sqm) with an impressive open plan, 23' sitting and dining room, that is wonderfully light as a result of the numerous windows set within the front elevation and with the focal point of the sitting room area being the open fireplace containing the woodburning stove. There is also the kitchen area, useful utility room, with WC facility, as well as two separate staircases providing access to the first floor accommodation. Both first floor double bedrooms benefit from en-suite facilities; the principal bedroom has an enclosed WC, together with a roll top bath and sink set within the bedroom area, whilst the second double bedroom benefits from its own separate shower room.

Outside there is a shared carparking area, within which there are two designated parking spaces, and a pedestrian right of way from the carpark leads to the front door of York's Dwelling. Prospective purchasers should note that the land along the front of the property was retained by York's Tenement, with full right of way access provided.

To the rear is a very good size garden, which is full enclosed. There is also the 22' Tabernacle, which is currently used as a home office, together with the brick and flint store building. Both the Tabernacle and store building offer potential to be converted to provide additional accommodation if required, and subject to the necessary consents. Prospective purchasers should note that planning permission was granted on 13th April 2022, although that planning permission has now lapsed, to link the Tabernacle and store building to create a holiday unit - reference DC/21/5542/FUL









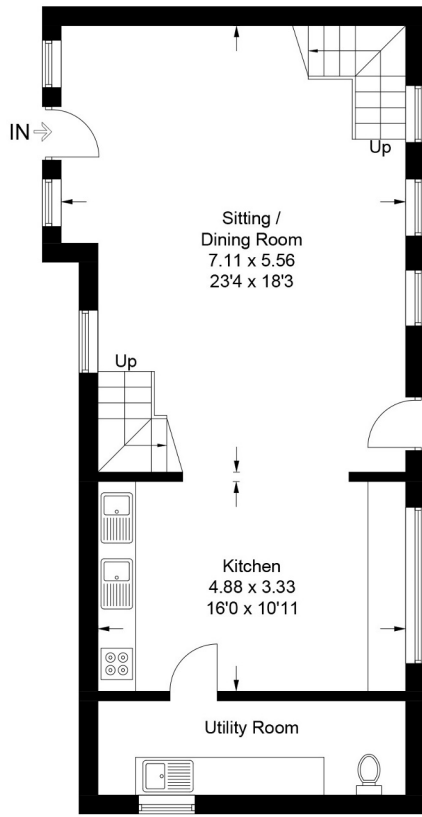
Yorks Dwelling, Yoxford

Approximate Gross Internal Area = 105.1 sq m / 1131 sq ft

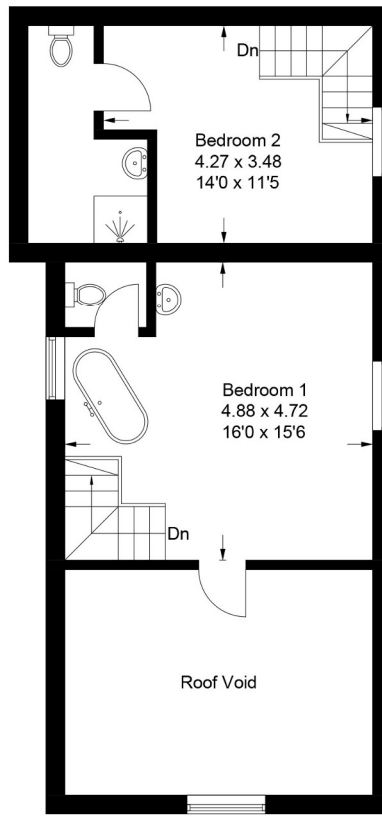
(Excluding Roof Void)

Outbuildings = 30.1 sq m / 324 sq ft

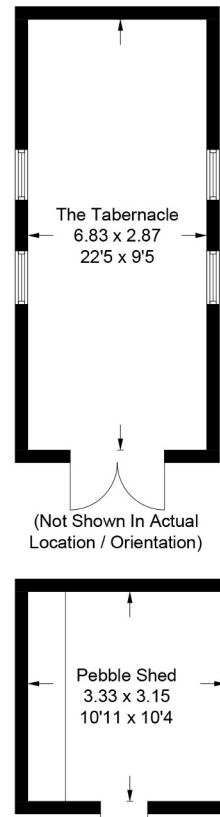
Total = 135.2 sq m / 1455 sq ft



Ground Floor



First Floor



Outbuildings

(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1217937)





Viewing Strictly by appointment with the agent.

Services Mains water, drainage and electricity. Immersion heater providing hot water and modern electric radiators providing heating to part.

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 = Not applicable as the property is Listed.

Council Tax Band C; £2,031.51 payable per annum 2026/2027

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

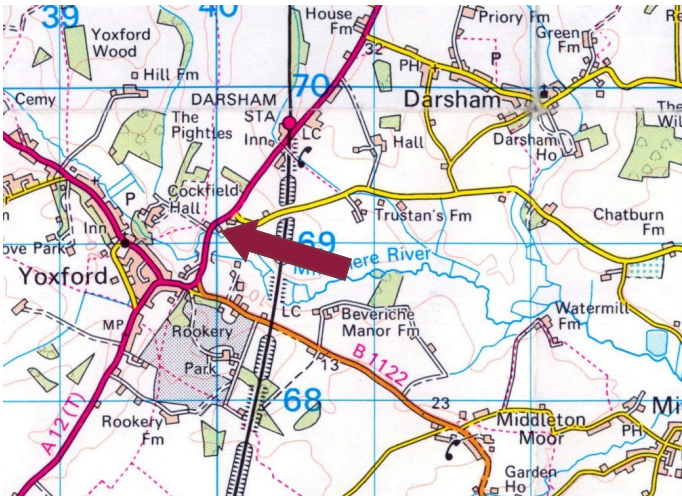
NOTES

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. Please note the following may affect properties in East Suffolk. Proposals to build new park & ride sites, lorry parks and railway lines and make road improvements to service the proposed new Sizewell C power station. Further information can be found on the Sizewell C website — www.szcworkstracker.co.uk.

May 2026



Directions

Heading north along the A12 from Saxmundham, proceed through the village of Yoxford passing the turning to the A1120 on the left and the turning to the B1122 to the right. After approximately 300 metres the property will be found on the right hand side, and opposite Cockfield Hall.

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