



ELMSLEY COTTAGE YOXFORD, SAXMUNDHAM, IP17 3HY

Positioned in the charming village of Yoxford, this delightful brick cottage was originally two cottages thoughtfully combined to create one characterful and versatile home.

With its attractive decorative barge boards, enchanting gardens and flexible accommodation, the property offers a wonderful blend of period charm and practical living. The property is entered from the side into a useful utility room, with a small garden room positioned to one side, an ideal spot to sit and enjoy views of the garden throughout the seasons. A further doorway leads through to the kitchen, which is complemented by a generous walk-in pantry beside. From here, the accommodation opens into a spacious sitting room where an original fireplace provides a charming focal point and adds warmth and character to the space. French doors to the rear open into a conservatory enjoying delightful views across part of the beautifully tended gardens. A further reception room is located to the front of the property, offering flexibility as a snug, dining room or study. An inner hallway leads to a ground floor bedroom suite comprising a dressing room and separate bathroom is positioned adjacent to this room. At the end of the hallway is an additional utility room with direct access to the garden. On the first floor are three bedrooms, including two double bedrooms overlooking the front aspect, together with an impressive principal bedroom stretching across the rear of the property. Adjoining the principal bedroom is a further room previously used for crafting, which offers excellent potential to create an en-suite bathroom or home office if desired. A family bathroom completes the accommodation on the first floor.

Outside, the gardens are truly magical. Lovingly designed and carefully planted, they offer a wonderful sense of tranquility with meandering mown pathways weaving through established shrubs, flowers and mature planting. A tucked-away studio sits discreetly at the top of the plot, while a potting shed is conveniently positioned nearer the house. To the side, a generous driveway provides ample off-road parking. The highly regarded village of Yoxford is perfectly placed for access to the beautiful Suffolk Heritage Coast, while also offering excellent connections to the surrounding countryside and nearby market towns.

VIEWINGS

Strictly by appointment with the agent's Southwold Office.

LOCAL AUTHORITY

East Suffolk Council. Band E

TENURE

Freehold

SERVICES

Mains services connected (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)



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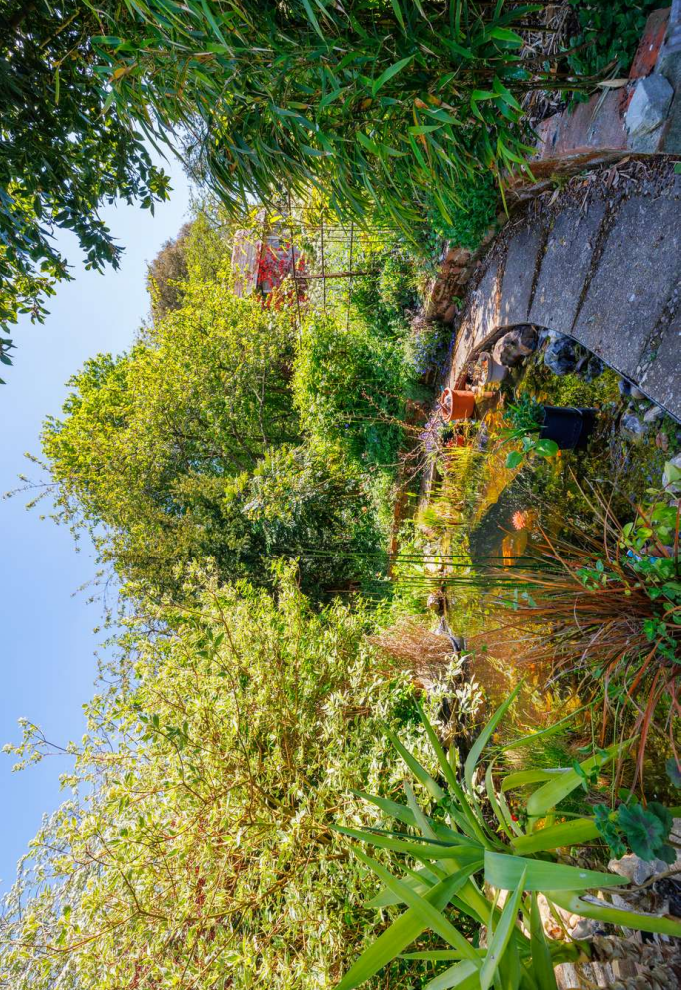
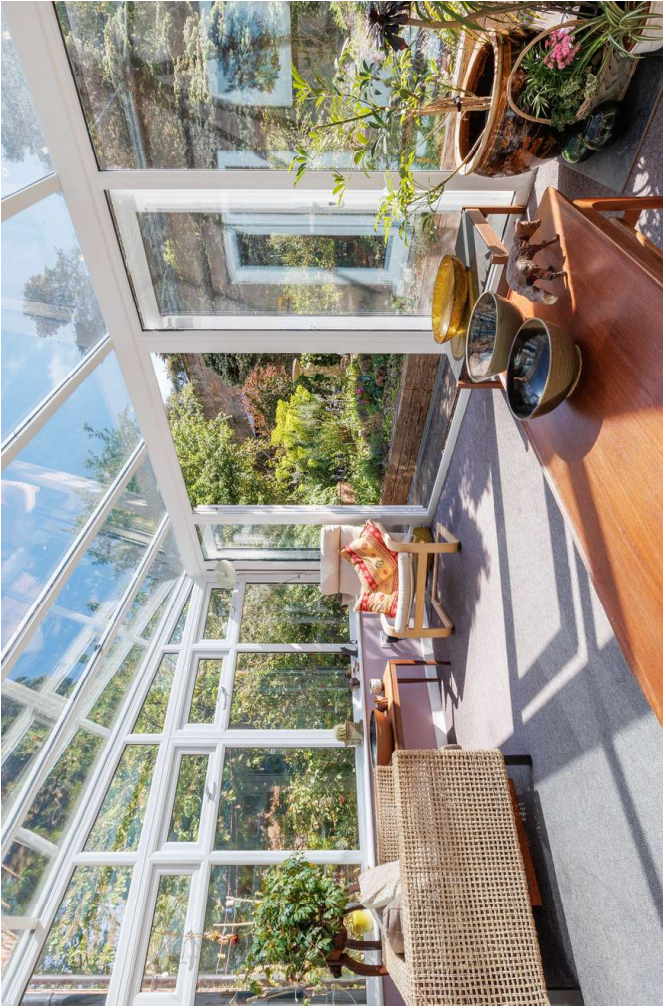
1



2



GARDEN STUDIO







FLOOR PLAN

GROUND FLOOR
1101 sq.ft. (102.3 sq.m.) approx.

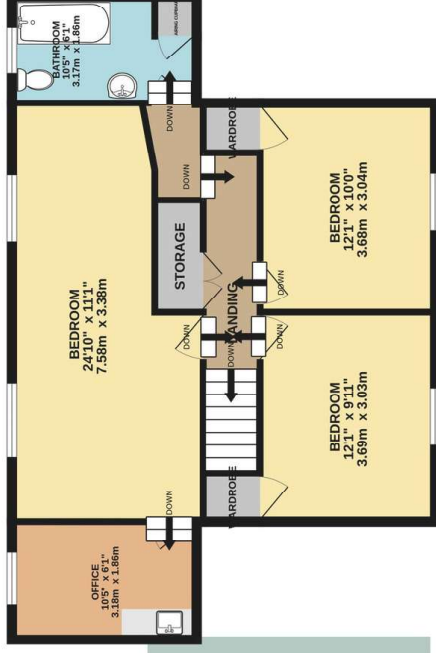


TOTAL FLOOR AREA : 1827 sq.ft. (169.7 sq.m.) approx.

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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1ST FLOOR
725 sq.ft. (67.4 sq.m.) approx.



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CONTACT US

Durrants, 98 High Street, Southwold,
Suffolk, IP18 6DP

Tel : 01 502 723292

Email : southwold@durrants.com

