



1 WOLSEY COTTAGE

HOG HILL LANE, YOXFORD, IP17 3JE



End of terrace, three bedroom cottage with architect-designed stylish garden accommodation, located in one of the most beautiful and tranquil locations in Yoxford

Upon entering the front door you are welcomed into the entrance hallway that benefits from a large storage cupboard and a cloakroom (WC and wash hand basin). Off the hallway is a sitting room that overlooks the front aspect of the property and has a black widescreen multi-fuel woodburning stove as the main focal point. Continuing through the property is the kitchen which benefits from a good range of wall and base units along with space for integrated appliances. The dining room, which is located off the kitchen, has iconic Pirelli-style tile flooring and two windows, one of which is a fixed frame floor to ceiling picture window, maximising the light and available views. Completing the ground floor is the conservatory which leads directly to the adjacent annexe.

Upstairs on the first floor are three double bedrooms, all with useful storage cupboards and built-in wardrobes. The family bathroom boasts a bath, separate shower, basin and WC.

The annexe/studio comprises two large rooms (currently used as a

music room and a studio) and an ensuite shower room with WC. Features include a stylish polished concrete floor, a gym/dance mirror with barre, a floor to ceiling picture window, brand new Cortizo aluminium sliding doors and a characterful butler sink.

Outside there is off-road parking for 2-3 cars on the shingle driveway. The garden to the rear of the property benefits from a bespoke wooden walkway which connects to a jetty over the small stream alongside the garden and a Green Retreat garden office. The garden is mainly laid to lawn, with 4 raised beds, a large chicken enclosure (currently used for growing vegetables), a brick-built shed and a greenhouse to the rear.

TENURE - FREEHOLD

LOCATION

Yoxford is a typical well served village and is within a short distance of The Suffolk Heritage Coast, Minsmere RSPB sanctuary and Southwold and Aldeburgh. Often referred to as 'The Garden of Suffolk', this pretty village lies just off the A12 Great Yarmouth to London







Road. The nearby village of Darsham has a rail station on the East Suffolk Line with regular services to Ipswich and London Liverpool Street.

SERVICES

Mains water and electricity are connected to the property and drainage is by way of a privately owned Klargestor located in the rear garden. Heating is provided by way of a new boiler with back burner which was installed in 2024. This provides heating to the radiators along with underfloor heating located in the bathroom and conservatory. The property also benefits from solar panels with Tesla Battery. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY

East Suffolk Council - D

EPC -B

VIEWING

Strictly by appointment with the agent's Halesworth office. Please call 01986 872 553.

DURRANTS BUILDING CONSULTANCY

Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations, and project management - please contact the team directly.

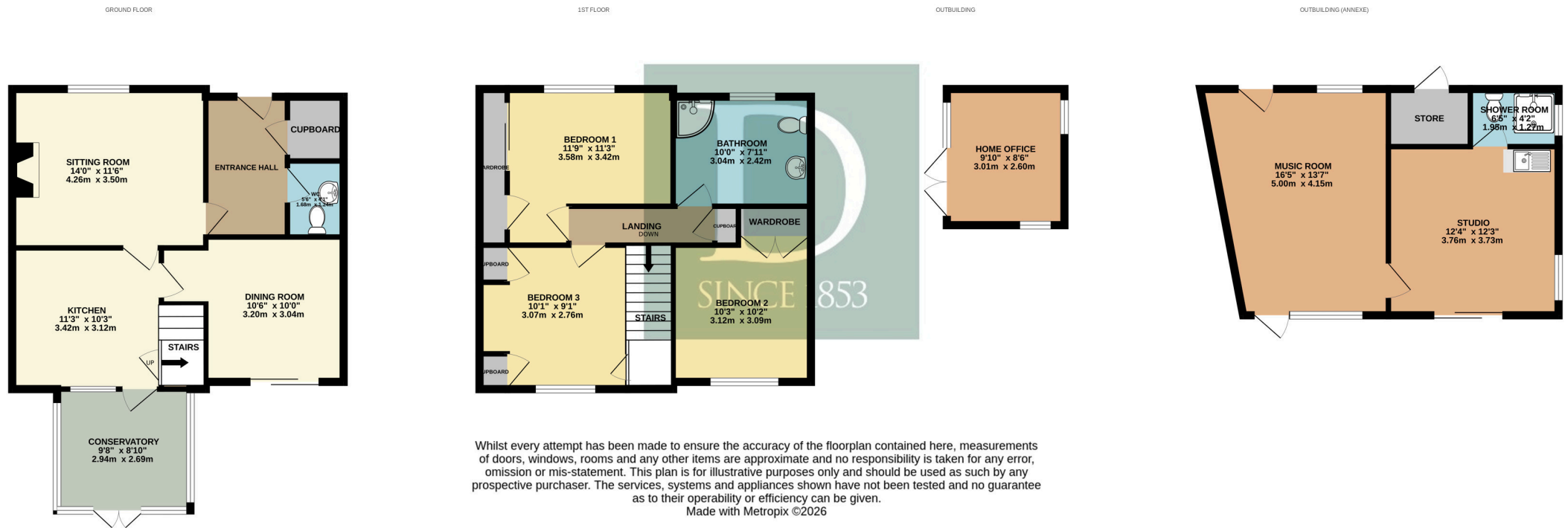








FLOOR PLAN



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