

JENNIE JONES

EST. 1993

ESTATE AGENTS



YOXFORD ROAD

Westleton | Suffolk

£565,000





**A RARE AND EXCITING OPPORTUNITY SET IN 0.54 ACRES,
OFFERING EXCEPTIONAL POTENTIAL IN ONE OF
SUFFOLK'S MOST DESIRABLE VILLAGES.**

- Entrance Porch • Entrance Hall • Sitting • Kitchen / Dining Room • Garden Room •
- Two Bedrooms • Family Bathroom • Useful Attic Space with Bedroom and WC •
- Variety of Outbuildings • Generous Grounds •

Aldeburgh - 10 miles
Southwold - 8 miles
Saxmundham - 6 miles



**FISKYARD
YOXFORD ROAD
WESTLETON
IP17 3AE**



The Property

Fiskyard is a detached bungalow offering an exceptional opportunity for buyers seeking a property with significant potential, set within generous grounds of approximately 0.54 acres.

A front entrance leads into a central hallway, providing access to the principal accommodation. The sitting room is well proportioned and enjoys a pleasant outlook, whilst a substantial garden room to the rear of the property, flooded with natural light and offers uninterrupted views across the gardens, with direct access outside.

The kitchen / breakfast room is fitted with a range of base and wall mounted units with work surfaces over, with space for appliances and ample room for dining, providing a practical and sociable space.

The bungalow offers two ground floor bedrooms, served by a shower room and separate WC.

A particular feature is the loft space, currently accessed via a ladder, which provides a useful additional bedroom area along with a WC. This space offers clear potential for formal conversion, subject to the necessary consents.

Externally, the property is complemented by a range of outbuildings, including workshops, stores and garaging, offering excellent versatility for a variety of uses.

The gardens are a standout feature, extending to approximately 0.54 acres and enjoying a south facing aspect. Predominantly laid to lawn with mature trees, planting and established boundaries, the grounds offer both privacy and enormous scope for landscaping or further development, subject to planning.





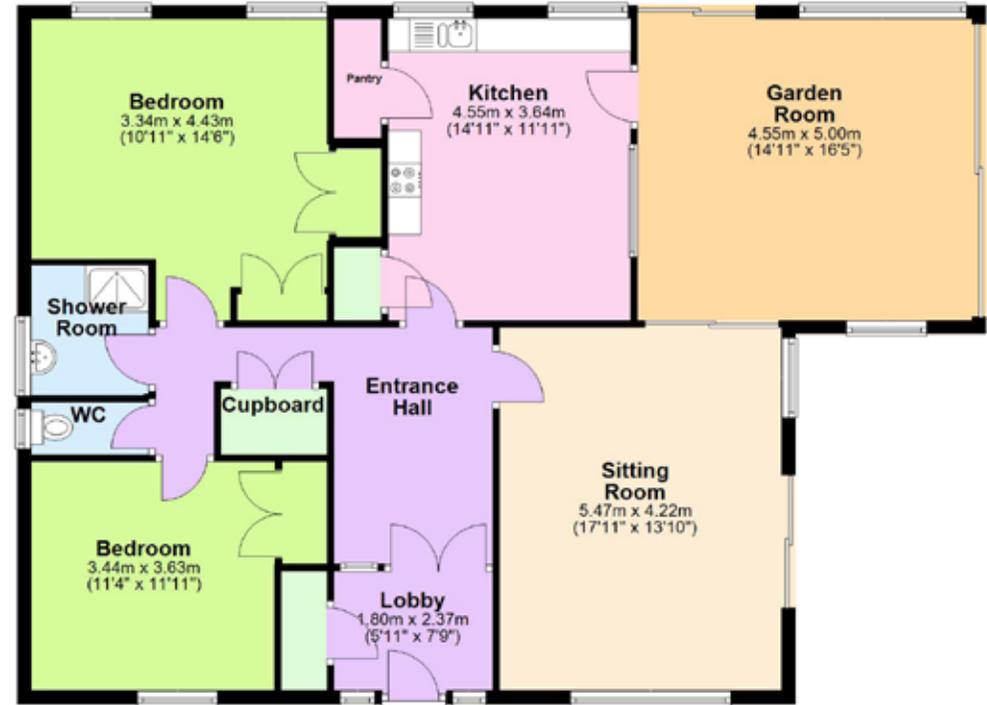
Garaging & Outbuildings

Approx. 76.8 sq. metres (826.7 sq. feet)



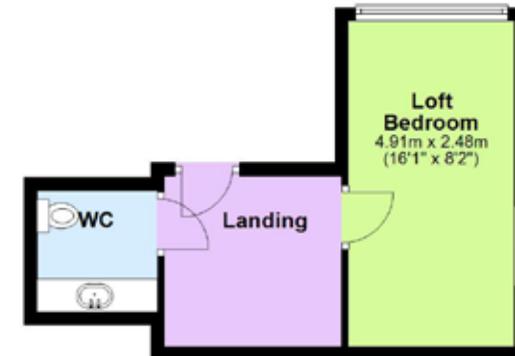
Ground Floor

Approx. 126.4 sq. metres (1361.1 sq. feet)



First Floor

Approx. 22.7 sq. metres (244.8 sq. feet)



Total area: approx. 226.0 sq. metres (2432.6 sq. feet)

The Location

Westleton is a highly regarded Suffolk village, ideally positioned for access to the Heritage Coast. The village offers a popular public house, village store and a strong sense of community.

The nearby coastal towns of Dunwich, Southwold and Aldeburgh provide a wider range of amenities, restaurants and cultural attractions, while the surrounding countryside and heathland offer superb walking and cycling opportunities.

The area forms part of the Suffolk Coast and Heaths Area of Outstanding Natural Beauty, renowned for its unspoilt landscapes and natural beauty.

Services

Oil fired heating
Mains electricity, water & drainage.

Local Authority & Council Tax Band

East Suffolk Council
Band D

Energy Performance Certificate Rating - E

PLEASE NOTE AERIAL PLAN FOR ILLUSTRATION PURPOSES ONLY



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