












Yorks Tenement

Yoxford, Saxmundham, Suffolk

An historic Grade II Listed period farmhouse set within extensive grounds, in a popular village near the Suffolk coast.

York's Tenement is a charming, semi-detached timber-framed farmhouse, set within tranquil gardens and grounds extending to over 16.5 acres with exceptional views over your own land, in the popular village of Yoxford, a short distance from the Suffolk Heritage Coast.

	3 RECEPTION ROOMS		4 BEDROOMS		3 BATHROOMS
	GARDEN STORE		16.68 ACRES		FREEHOLD
	RURAL/ VILLAGE		2,332 SQ FT		GUIDE PRICE £775,000



The property

Believed to date to around 1592, York's Tenement is a substantial Grade II listed farmhouse set within stunning gardens and grounds extending to over 16.5 acres. This charming property offers over 2,000 sq ft of accommodation arranged over three floors with an abundance of period features throughout, including beautifully exposed beams and timbers and original fireplaces. The property has more recently been split and is now semi-detached, however, the division has been completed sympathetically and only a small portion of the original house has been sold away,

Configured to provide comfortable living space throughout, the ground floor accommodation is accessed via a reception hall which in turn leads to the main living areas. The heart of the house is the spacious kitchen/sitting room, featuring a stunning inglenook fireplace with open fire to one end, and the kitchen to the other, completed with an impressive cream-coloured electric Aga, with ample space for informal dining and entertaining. Two further reception rooms include a rear garden room with

doors opening to outside, and a dual aspect room currently utilised as a study, also with inglenook fireplace. A room used as a pantry/utility is found adjacent to the main living room, together with WC and wash basin.

To the first floor are three double bedrooms, the principal bedroom benefitting from an en suite; one of the bedrooms has a walk-in dressing room. Two family bathrooms complete the first floor, both offering stunning views over the property's grounds. On the second floor a further bedroom can be found, along with additional storage space.



Outside

The property is approached over a gravelled driveway providing plenty of parking and turning for a number of vehicles. The gardens immediately surrounding the property extend to an acre, and are predominantly laid to lawn bordered with hedging and interspersed by a number of mature trees, as well as offering a terrace ideal for al fresco dining, or sitting to enjoy the view.

Beyond the garden the remaining land stretches away from the house towards the south east, and is divided into paddocks which are currently used for grazing. The grounds offer a haven for wildlife with a copse located to the furthest point away from the house, which has been cleared, offering an idyllic setting for whiling away time. The whole creates a magical setting, perfect for play or keeping a horse at home.

Location

The property is located in the picturesque village of Yoxford, surrounded by beautiful countryside and within easy reach of the stunning Heritage Suffolk coastline. The village has various amenities, including a shop, doctor's surgery, village pub and a primary school. Further amenities such as a Waitrose and Tesco can be found in the historic market town of Saxmundham, four miles further south. Coastal towns within easy reach include Southwold and Aldeburgh and Ipswich is easily accessible via the A12. Rail services are available from Darsham station, a short walk away, including approximately a two hour journey to London Liverpool Street.



Distances

- Yoxford village centre 0.5 miles
- Darsham 1.6 miles
- Saxmundham 4.4 miles
- Southwold 10 miles
- Ipswich 25.7 miles

Nearby Stations

- Darsham
- Saxmundham
- Ipswich

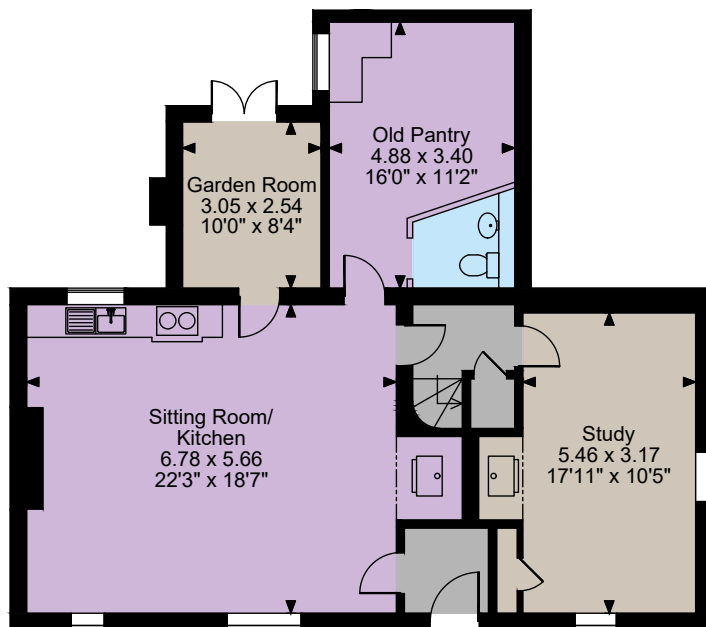
Key Locations

- Southwold and Aldeburgh coastal towns
- Framlingham Castle
- Woodbridge
- Minsmere RSPB

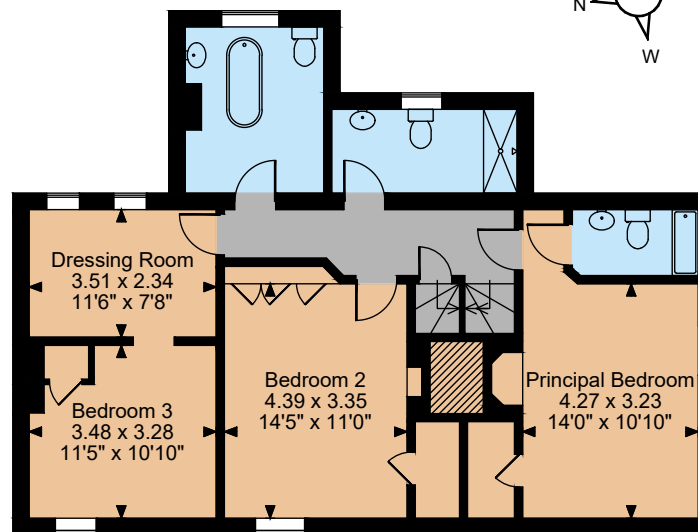
Nearby Schools

- Framlingham College and Prep
- Saint Felix School

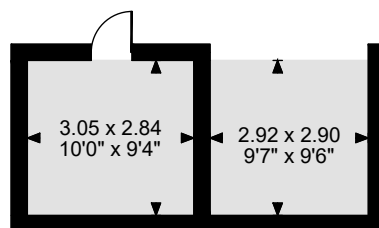




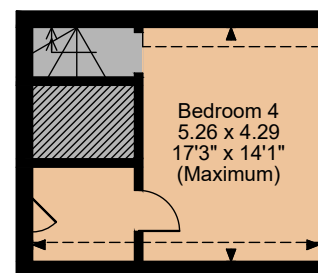
Ground Floor



First Floor



Garden Store



Second Floor

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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Floorplans

Main House internal area 2,141 sq ft (199 sq m)

Garden Store internal area 191 sq ft (18 sq m)

Total internal area 2,332 sq ft (217 sq m)

For identification purposes only.

Directions

IP17 3LA

what3words: ///backpack.track.bonds

General

Local Authority: East Suffolk Council

Services: Water, drainage and electricity mains services are connected. Oil-fired central heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band E

EPC Rating: F

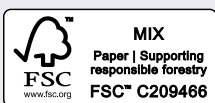
Suffolk

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