



The Old Bakery

Yoxford, Suffolk, IP17 3ER

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Bedfords

ESTABLISHED 1966

The Old Bakery, High Street, Yoxford, Suffolk, IP17 3ER

- Southwold 10.6 miles
- Framlingham 9.7 miles
- Aldeburgh 12.4 miles

ENTRANCE HALL | CLOAKROOM | KITCHEN | DRAWING ROOM | SITTING ROOM | UTILITY ROOM | DINING ROOM | CONSERVATORY | FOUR BEDROOMS | EN-SUITE | FAMILY BATHROOM | GARDEN | OFF STREET PARKING | DOUBLE GARAGE

The Property:

The Old Bakery is a charming and elegant Grade II listed village house, constructed of a heavy timber frame under rendered elevations and a pantile roof. The property is set in the heart of the village, only a short drive from Framlingham and the Heritage Coast.

The accommodation which is well presented, consists of a front door leading to entrance hall, stairs to first floor, drawing room, inner hall, cloakroom, dining room which opens through to a family sitting room with a lovely brick fireplace housing a wood burner. The kitchen is to the rear of the house, comprising high and low level units, inset sink with mixer tap over, space for a range cooker, dishwasher and fridge/freezer.

On the first floor you will find a fabulous principal bedroom with en-suite shower room and two further double bedrooms.

A fabulous four bedroom Grade II Listed house set in the sought-after village of Yoxford

Guide: £575,000 FREEHOLD



The fourth bedroom is currently accessed from the principal bedroom, however they could be made into separate bedrooms. There is also a family bathroom on this floor.

Outside:

To the rear of the property is an attractive walled garden, interspersed with beautiful shrubs and flowers, a lawn and patio area ideal for entertaining. There is also a double garage and off road parking.

Services

Mains water, gas, electricity and sewage are connected. According to Ofcom superfast broadband is available and mobile coverage is available on certain networks.

Local Authority

East Suffolk District Council – Council Tax Band F
EPC Rating Grade II Listed

Directions

what3words – geology.mistaking.reforming.

Location

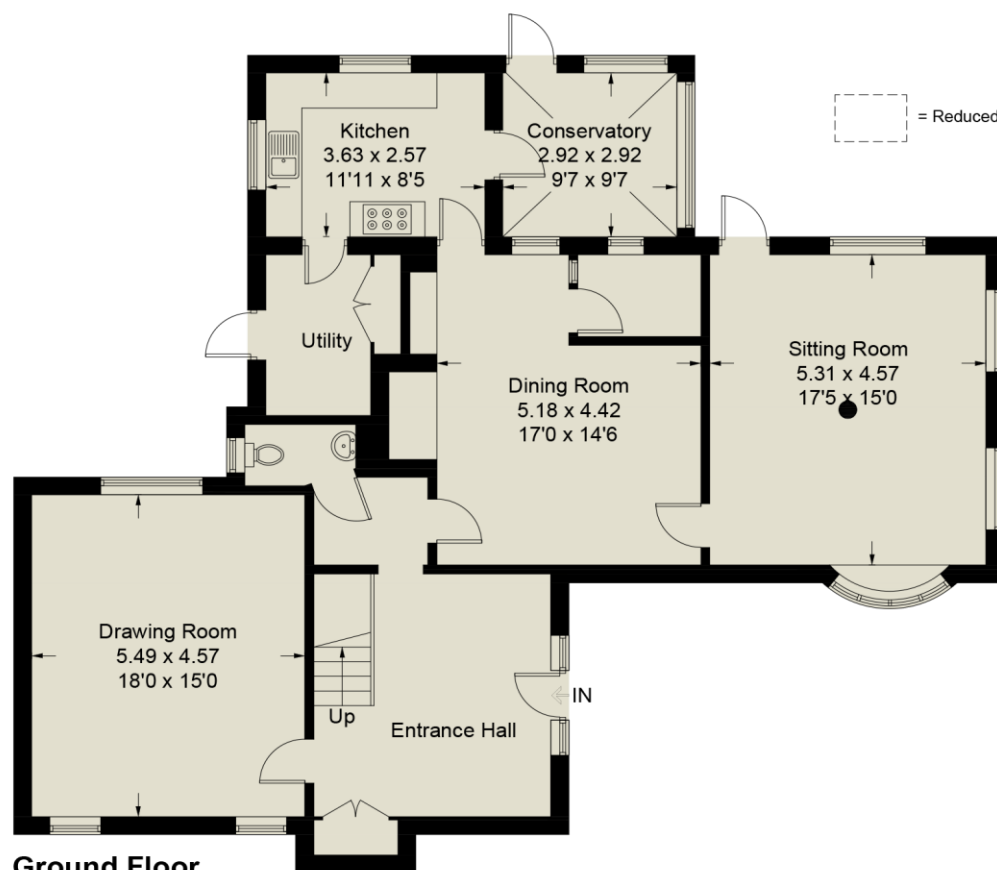
Yoxford is a beautiful village close to the Heritage Coast, Minsmere Reserve (RSPB, Aldeburgh and Southwold. It is known for its antique shops and (as "Loxford") for providing the setting for a Britten opera. The name 'Yoxford' comes from old English *geoc-ford* meaning 'yoke ford' probably indicating that the ford was wide enough for a yoke of oxen to pass through. It is also known as the Garden of Suffolk as it is surrounded by parkland.

FIXTURES AND FITTINGS: Unless specifically mentioned in these particulars, certain fixtures and fittings may be excluded from the sale.

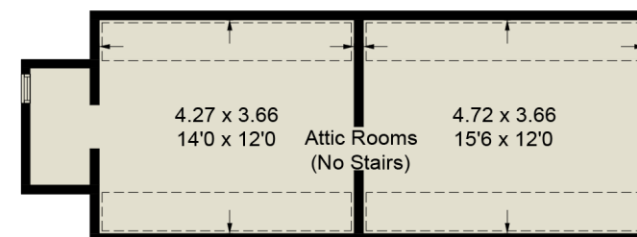


The Old Bakery, Yoxford

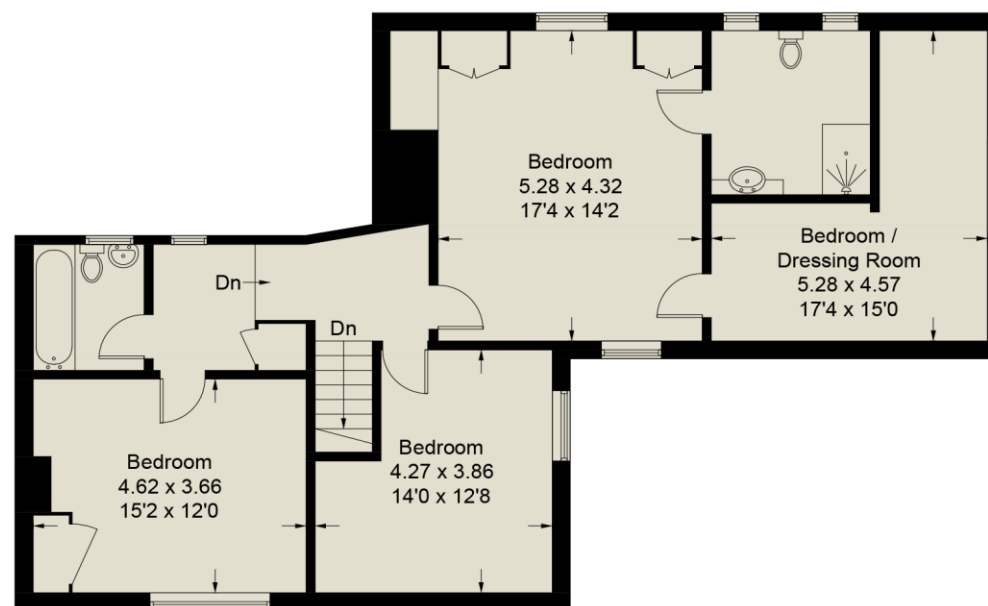
Approximate Gross Internal Area = 264.0 sq m / 2842 sq ft



Ground Floor



Second Floor



First Floor





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