



Old School Cottage, Yoxford, Suffolk



Huntingfield  
Estates  
FRAMLINGHAM

01728 724566  
huntingfieldestates.co.uk



**A delightful Grade II Listed Mid Terrace property in need of modernisation yet still with plenty of character\*\* GARDEN TO THE FRONT PARKING FOR 2/3 VEHICLES**

**LOCATION** 2 Old School Cottages is located in Yoxford which is known as "The Garden of Suffolk" and in the 19th Century was a coaching post on the London Turnpike. Yoxford has an excellent primary school, two public houses, and the established Horners general store, antique shops and the recent addition of Black Dog Deli. Yoxford lies just off the A12 giving excellent road links Aldeburgh, Southwold and Framlingham. The nearby railway station at Darsham lying on the East Suffolk line gives regular services to Ipswich and London Liverpool Street.

**Guide Price: £185,000**

- **Sitting Room**
- **Kitchen/Breakfast Room**
- **Downstairs Bathroom**
- **Main Bedroom**
- **Further Bedroom**
- **Shower Room**
- **Large Front Garden**
- **Parking for 2/3 Vehicles**
- **NO ONWARD CHAIN**



**OLD SCHOOL COTTAGE - INTERIOR** A door welcomes you into this pretty cottage and leads straight into the reception room. The flooring has pamment tiling through most of the Sitting/Dining Room but some needs replacing and there are beams and stud work. There is a brick inglenook fireplace with bressumer beam over and can be used as an open fire. The Kitchen is set back off the reception room and has a range of wooden base units, stainless steel sink with taps over and there is a window over, a range cooker and space for washing machine, fridge/freezer. A stable door leads out to the side access. Off the Kitchen is a small lobby with a shelved airing cupboard. A further door leads to the downstairs bathroom which comprises a bath, wc and wash hand basin and opaque window. A door from the reception room leads up a winding staircase and at the top is a shower room which has an electric shower, wall mounted wash hand basin and wc. The Main Bedroom has a window to the front and beams with stud work. There is a built-in wardrobe and further storage. Bedroom 2 has a window to the front and stud work to the walls. This completes this quaint cottage and would make a great project and a lovely home and would suit a variety of purchasers.



**OLD SCHOOL COTTAGE - EXTERIOR** To the front of Old School Cottage, there is parking for two/three vehicles and a garden which is a complete blank canvas for someone to come and make a super garden. There is a shared pathway for the owners of number 2 to access their rear door down to the side gate.

**TENURE** The property is freehold and vacant possession will be given upon completion.

**LOCAL AUTHORITY** East Suffolk      **Tax Band:** A      **EPC:** Exempt      **Postcode:** IP17 3HB

**SERVICES** Gas central heating, mains drains, water and electricity. Open fire in Sitting Room.

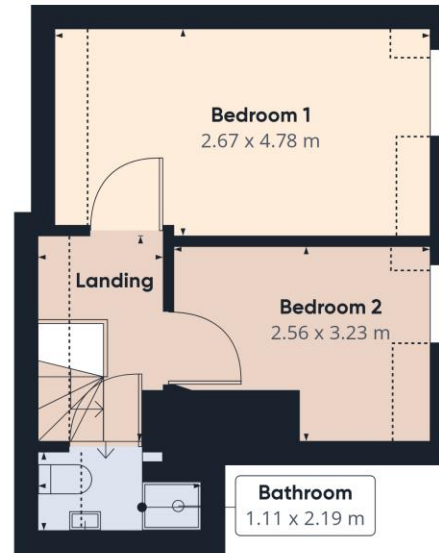
**FIXTURES AND FITTINGS** All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

**AGENTS NOTES** The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing.





Ground Floor



Floor 1

Approximate total area<sup>m</sup>  
65.1 m<sup>2</sup>  
Reduced headroom  
4.34 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



**Important Notices:** 1. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form any part of any contract. 2. The plumbing, heating and electrical fittings as described have not been tested (unless stated) and no assurances can be given as to their condition or suitability. 3. The floor plans are for illustration purposes and not to scale.

### Huntingfield Estates

9 Market Hill, Framlingham, Suffolk, IP13 9AN

E: [info@huntingfieldestates.co.uk](mailto:info@huntingfieldestates.co.uk)

T: 01728 724566

[www.huntingfieldestates.co.uk](http://www.huntingfieldestates.co.uk)

