



Yoxford,

Guide Price £525,000

- Grade II listed farmhouse dating back to circa 1592, rich in period character
- Spacious kitchen/sitting room with inglenook fireplace and electric Aga
- A home of great charm and character
- Approx. one acre of formal gardens with terrace and mature trees
- Additional reception rooms including garden room and dual-aspect study
- No onward chain
- Over 2,000 sq ft of accommodation arranged over three floors
- Four bedrooms and three bathrooms, including principal en suite
- EPC - F

Station Road, Yoxford

An Elegant former farm house of imense charm and character at the edge of the village of Yoxford. Often referred to as "The Garden of Suffolk", the pretty village of Yoxford lies just off the A12 Great Yarmouth to London Road, and was in the 19th Century a coaching post on the London turnpike. Today Yoxford is a much sought after and well served typically Suffolk village centring around its fine parish church of St Peters with its grand tower and spire. The village has the old established Horner's grocer, public houses, restaurants, antique shops, doctors surgery and school and is well served by public transport. The nearby railway halt at Darsham lying on the East Suffolk line gives regular services to Ipswich and London Liverpool Street.

 4  2  2  F

Council Tax Band: E



DESCRIPTION

Believed to date back to around 1592, York's Tenement is a substantial and beautifully preserved Grade II listed farmhouse, set within an acres of enchanting gardens overlooking neighbouring water meadow of the river Minsmear. Located in a popular East Suffolk village and within easy reach of the Suffolk Heritage Coast, the property offers a rare opportunity to enjoy a quintessential country lifestyle.

Rich in history and character, the house extends to over 2,000 sq ft of accommodation arranged across three floors, showcasing a wealth of original features including exposed beams, timbers and impressive inglenook fireplaces. Although now forming part of a sympathetically divided farmhouse, the integrity and charm of the original home remain wonderfully intact.

The accommodation is both versatile and inviting. A welcoming hall leads through to the heart of the home — a spacious kitchen and sitting room, where a striking inglenook fireplace with open fire creates a cosy focal point, complemented by a classic cream electric Aga and ample space for dining and entertaining. Two further reception rooms provide flexibility, including a delightful garden room with doors opening onto the grounds, and a dual-aspect study, also featuring an inglenook fireplace. A useful pantry/utility room and cloakroom complete the ground floor.

On the first floor are three generous double bedrooms, including a principal suite with en suite facilities, while another benefits from a walk-in dressing room. Two family bathrooms serve this level, both enjoying picturesque views across the surrounding gardens. The second floor provides a further bedroom along with additional

storage space, ideal for guests or flexible use.

Outside, the property is approached via a gravel driveway offering ample parking and turning space. The formal gardens surrounding the house extend to around an acre, mainly laid to lawn and bordered by hedging, with mature trees creating a peaceful and private environment. A terrace provides the perfect spot for outdoor dining and enjoying the far-reaching views.

York's Tenement offers a unique blend of historic charm, generous accommodation and exceptional grounds, all set within a highly desirable location close to the Suffolk coast.

ADDITIONAL LAND

Adjoining the property is a further are approximately 15 acres of water meadow and pasture which are available for sale subject to negotiation.

TENURE

Freehold

OUTGOINGS

Council Tax Band E

SERVICES

Mains water and electricity

VIEWING ARRANGEMENTS

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. Email: enquiries@flickandson.co.uk Tel: 01728 633777 Ref: 21094/RDB.

FIXTURES AND FITTINGS

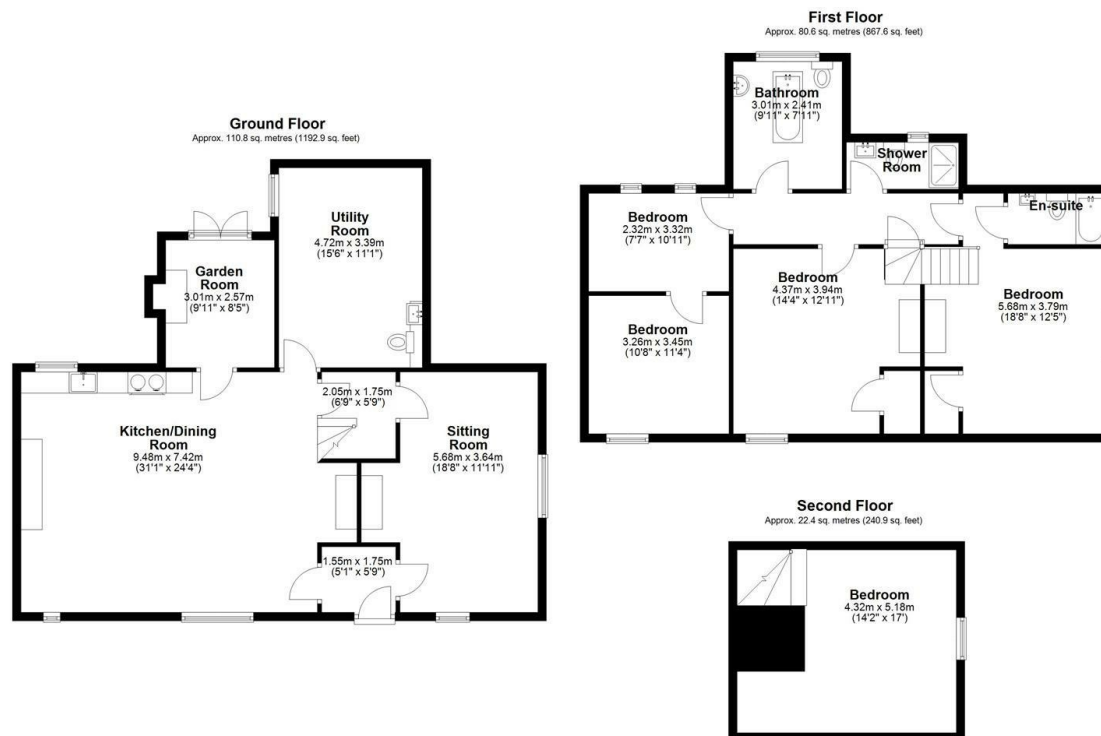
No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

ANTI-MONEY LAUNDERING (AML) AND ID CHECKS

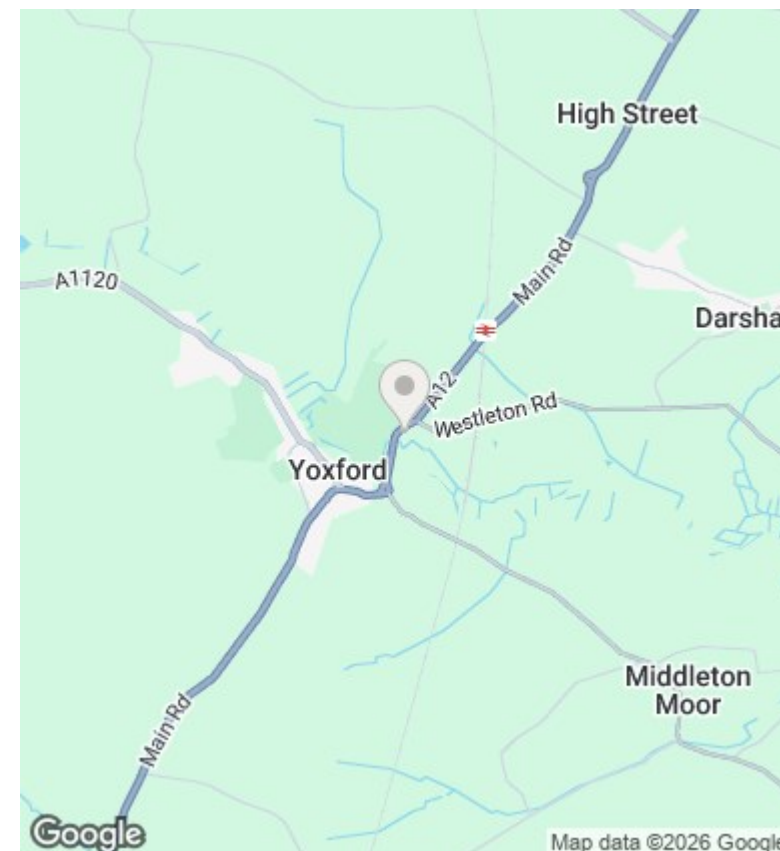
Under current legislation, estate agents are required to verify buyers' identities and establish the source of funding for all transactions. Upon acceptance of your offer and before we instruct solicitors to proceed with your purchase, we will carry out the necessary checks for which you will be charged £30 inclusive of VAT per applicant







Total area: approx. 213.8 sq. metres (2301.4 sq. feet)



Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd and £50 referral fee for MS Surveys.

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	33	65
England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com