

*A well presented two bedroom  
period cottage situated in the  
popular village of Yoxford.*

Rent £895 pcm  
Ref: R3056

Shirley Cottage  
Brook Street  
Yoxford  
Suffolk  
IP17 3EZ



To let unfurnished on an Assured Shorthold Tenancy for an initial term of twelve months (with a view to extending).

Contact Us



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## Location

Shirley Cottage can be found just off the High Street in the centre of Yoxford, a highly desirable village with a village store, an assortment of antique shops and galleries, a primary school, tennis, bowls and cricket clubs, café, public house and the Satis House restaurant/hotel.

It is located adjacent to the A12 trunk road giving it easy access to the north and south as well as to the Heritage Coast, with the popular resorts of Aldeburgh (ten miles), Dunwich (six miles), Walberswick (eight miles), Southwold (ten miles) and Snape (seven miles) all within a short drive. Yoxford is also home to the annual Arts Festival held in August each year which features musicians, actors and poets with many workshops, master classes and exhibitions being held in the village.

The nearby railway station at Darsham gives regular services to Ipswich and, in turn, onto London Liverpool Street Station. There is also a railway station at Saxmundham, (four miles), and further facilities including Waitrose and Tesco supermarkets.

## Ground Floor

A partially glazed front door leads directly into the

***Sitting Room*** 12'5 x 12' (3.78m x 3.65m)

With inset beams and spotlights. A brick fireplace with black tiled hearth incorporating a woodburning stove. Recess storage cupboard. Staircase leading to first floor and door leading into

***Kitchen*** 16'7 x 7'2 (5.05m x 2.18m)

With base units, inset butler sink with mixer taps over, wooden worktop. Tiled floor. A brick chimney incorporating an electric effect woodburning stove. Windows to the rear of the property. Back door leading to the rear garden. Heiko hot water heater. Space for electric cooker, space for washing machine and space for fridge/freezer. Door leading to

***Rear Lobby***

A rear lobby with water tank and fuse board. A further door leads into the

***Bathroom***

Incorporating white low flush WC, wash hand basin and bath with Triton electric shower over. Recess storage area. Obscured glazed window. Tiled floor. Extractor fan.



From the ***Sitting Room*** a Staircase leads to



## First Floor

### *Landing Bedroom* 7'7 x 12'6 (2.31m x 3.81m)

With inset beams to the walls. Electric convector heater and window overlooking the front garden.

### *Bedroom Two* 9'7 x 12'7 (2.92m x 3.83m)

With storage heater. Window to the front of the property. Walk-in cupboard with hanging rail.



## Outside

The property is approached via a private driveway. Double gates lead to the front garden with gravelled area and paved path leading to the front door. The garden is laid to lawn with mature trees, conifer hedge and shrubs. There is a coal bunker and shed for use by the tenant and which contains a workbench and storage cupboard. The old outside WC has been removed to provide an additional storage space. The rear of the garden has a paved area enclosed by a fence.

*Services* Mains electricity water and drainage connected. Night storage heaters.

*Broadband:* To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

*Mobile Phone:* To check the Mobile Phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

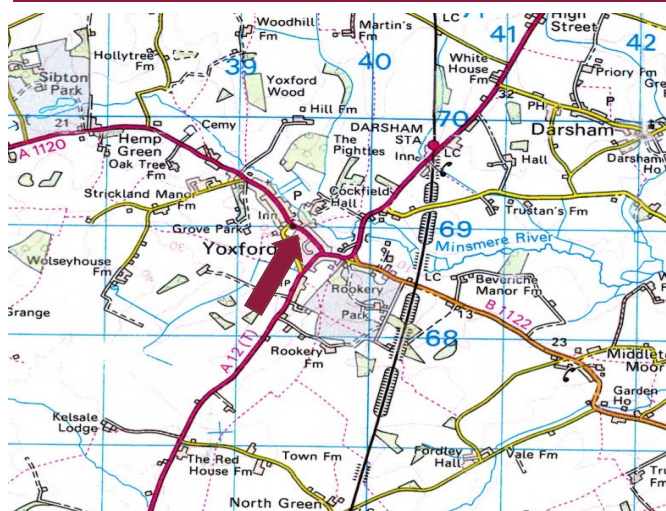
*Council Tax* Band B. £1,689.56 payable 2025/2026

*Local Authority* East Suffolk Council.

*Viewings* Strictly by appointment with the Agent.

NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. **September 2025.**

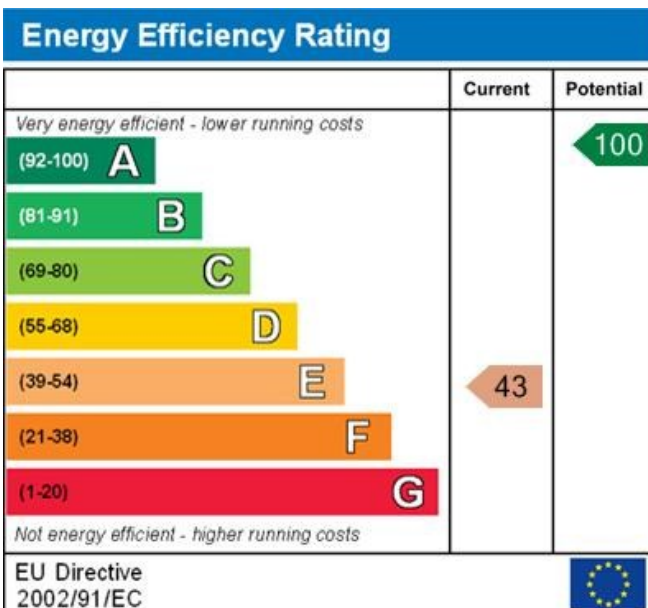




## Directions

Heading north on the A12 from Ipswich, bypass Woodbridge and Saxmundham and upon entering the village of Yoxford, turn left where signposted to the A1120 tourist route opposite The King's Head public house. The property can be found on the left hand side, defined by a Clarke & Simpson To Let board guiding you down the private lane. The property is located to your left.

For those using What3words app:  
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