



Rent £2,900 Per Calendar Month

Grove Farm Main Road, Yoxford, Saxmundham, IP17 3HJ

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A superb five bedroom unfurnished detached former farmhouse set in an idyllic rural setting within the popular village of Yoxford. EPD D.

Location

Grove Farm occupies a central position in the well regarded village of Yoxford. Set back from the main A12 road, along a private driveway. The village has a village store, an assortment of antique shops and galleries, a primary school, a public house and a café.

The village is located adjacent to the A12 trunk road giving it easy access to the north and south of the county, as well as the nearby market town of Saxmundham, just 4½ miles to the south, which provides a good selection of amenities, including Waitrose and Tesco supermarkets, banks, doctors surgery, chemist, ironmongers and dry cleaners. The Heritage Coast is nearby with the popular coastal resorts of Aldeburgh, Dunwich, Southwold and Walberswick, and the pretty villages of Westleton and Snape, the latter being home to Aldeburgh Music. The internationally renowned RSPB Minsmere, with its fantastic coastal nature reserve is only 6 miles to the east. The nearby railway station at Darsham, provides regular services to Ipswich and onto London Liverpool Street Station.

The Accommodation

Ground Floor

The property is entered through a partially glazed front door to the

Entrance Hall

With batten and coat hooks, thermostat and double panelled radiator.

Sitting Room

15'1" x 13'3" (4.60m x 4.04m)

With original sash windows overlooking the front garden. An ornate fireplace with marble surround and slate tiled hearth. Double panel radiator.

Dining Room

15'2" x 13'0" (4.62m x 3.96m)

With original sash windows overlooking the garden. Fireplace with black slate hearth and inset woodburning stove. Recessed downlights. BT and TV points. Double panelled radiator. Double doors which lead to the

Conservatory

17'7" x 10'7" (5.36m x 3.23m)

With glazed walls and ceiling. Radiator. French doors which lead out onto the side Patio area.

Kitchen/Breakfast Room

16'6" x 19'10" (5.03m x 6.05m)

A spacious room with a range of handmade wall and base units with roll top worksurfaces. Two individual inset stainless steel sinks with mixer tap over. An island unit with cupboard and drawer space with marble worksurface. Inset to the chimney is a oil-fired AGA with tiled surround. Radiator. Recessed downlights. Windows overlooking the rear courtyard.

From the kitchen, a door leads to the rear entrance, which has a partially glazed stable door. A store cupboard with wall mounted coat hooks. Consumer unit and electric meter.

Utility Area

Double doors open into the utility area, with base unit and wood effect roll top worksurface. Inset stainless steel sink with mixer tap over. Space and plumbing for washing machine and tumble dry.

Cloakroom

With WC. Corner wash hand basin, low level W.C. Obscure glazed window. Radiator.

Returning to the kitchen, a door and steps lead in to a

Study

8'0" x 11'8" (2.44m x 3.56m)

With low-level window overlooking the rear garden. Double panel radiator.

Dining Room

15'0" x 13'5" (4.59m x 4.10m)

With inset ornate fireplace and built-in cupboards either side of the chimney for storage. Two double panel radiators. A door leads down into the cellar and a further door leads to the

Store Room

12'9" x 6'7" (3.89m x 2.01m)

A good size room for storage with brick floor and window to the rear elevation.

Returning to the kitchen, a door leads back to the entrance hall and staircase.

First Floor

Landing

Two double panel radiators. Sash window overlooking the front garden.

Bedroom One

15'1" x 13'3" (4.60m x 4.04m)

A spacious double bedroom with ornate fireplace. Window to the front elevation. Double panel radiator.

Bedroom Two

13'1" x 13'5" (3.99m x 4.09m)

A further good size double bedroom with ornate fireplace. With double door cupboards with hanging space and shelving either side of the fireplace. Window to front elevation. Double panel radiator.

Bedroom Three

13'1" x 15'2" (3.99m x 4.62m)

A further double bedroom with ornate fireplace. High level window with views over the rear garden. Double panel radiator.

Credit References and Deposit

Prospective tenants will be required to pay a holding deposit equivalent to one weeks rent. Upon receipt, we will then complete a reference report. Prior to taking occupation of the property you will be required to pay a deposit equivalent to five weeks rent (to include the holding deposit received), together with the first months rent in advance.

Directions

Proceeding in a northerly direction on the A12, enter the village from the south. The entrance to the property will be found just after the village sign on the left hand side, and a short distance before the Kings Head public house and identified by a Clarke and Simpson ‘To Let’ sign. For those using the What3Words app: [///festivity.snuck.muscular](#)

