

A spacious four bedroom semi-detached thatched cottage with a wealth of character, situated in a delightful rural setting.

Rent £1,400 pcm
Ref: R2209

2 Rookery Farm
Main Road
Yoxford
IP17 3HF



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

2 Rookery Farm is situated along a private road off the A12 offering rural views within the popular and well served village of Yoxford. Yoxford is a highly desirable village with a village store, an assortment of antique shops and galleries, a primary school, coffee shop, pubs and restaurants, including the Satis House Hotel. Yoxford is located close 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, Dunwich, Southwold and Snape.

The nearby railway station at Darsham gives regular services to Ipswich and, in turn, London Liverpool Street Station. The market town of Saxmundham lies a short drive (5 miles) to the south and has a good range of shops on its traditional high street, together with both Waitrose and Tesco supermarkets. Framlingham with its historic castle, and further range of services, is approximately 10 miles to the west.

Ground Floor

Stable door into the front porch and door leading to

Ground Floor Wet Room

Comprising shower, WC and wash hand basin.

Door leading to

Kitchen/Breakfast Room 19'4 x 11'4 (5.89m x 3.45m)

Fitted with a range of wooden farmhouse style base units inset with butler sink. Period features to include an ornate range cooker (display only). Integrated electric cooker. Space for washing machine and fridge freezer. Superb brick floor and double panel radiator.

Sitting Room 17'7 x 14'10 (5.35m x 4.52m)

A step from the kitchen leads into the sitting room with large inglenook fireplace with inset wood burning stove. Solid wooden floors and a wealth of beams. Rear aspect windows. Double panel radiator.

Dining Room 17'6 x 11'4 (5.33m x 3.45m)

A spacious dining room with staircase off to first floor and French doors leading to the garden. Wall lights. Solid wooden floors and a wealth of beams. Rear aspect windows. Double panel radiator.

First Floor

Bedroom One 17'2 x 14.4 (5.23m x 4.36m)

With double aspect windows to the front and rear. Large ornate fireplace, solid wooden floors, together with wall and ceiling beams. Double panel radiator.



Bedroom Two 17'3 x 8'9 (5.25m x 2.66m)

With double aspect windows to the side and rear. Solid wooden floors, together with wall and ceiling beams. Double panel radiator.

Family Bathroom

With steps up to the bathroom and comprising a roll-top bath, wash hand basin and WC with high level traditional cistern and chain flush. Solid wooden floor and built-in cupboard. Window to the front elevation. Inset beams. Double panel radiator.

Staircase leading to

Second Floor Attic Rooms

Bedroom Three 10' x 14'6 (3.04m x 4.41m)

Staircase to the entrance - landing bedroom. Window to the rear elevation. Solid wooden floors. Restrictive height due to the beams and eaves. Double panel radiator.

Bedroom Four 14'7 x 11'5 (4.44m x 3.47m)

With brick and plaster walls and solid wooden floor. Restrictive height due to the beams and eaves. Double panel radiator.



Outside

To the front elevation is parking for two vehicles and a brick store. To the side of the property is a pond which is surrounded by a picket fence. The rear garden is shared with Rookery Farm.

The property forms part of a farm which is now used for hay crop, together with small independent joinery business.

Services Mains water, private drainage and electricity connected. Air source heating system..

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 D. £2,172.29 payable 2025/2026

Local Authority East Suffolk Council.

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.

November 2025

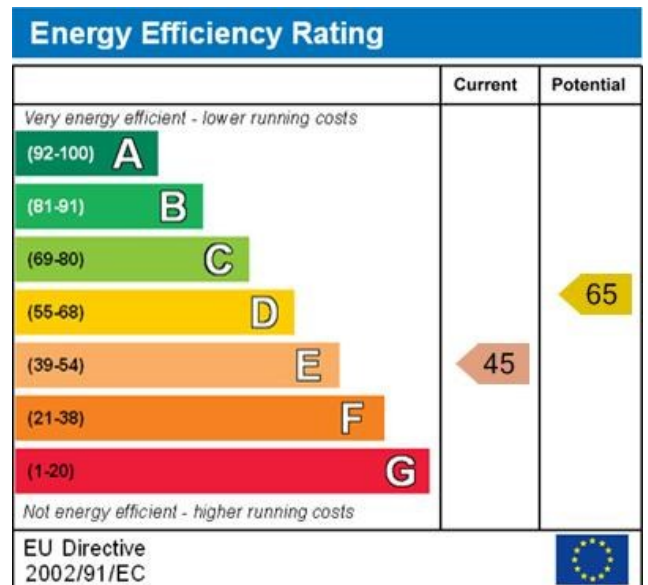


Directions

Heading north on the A12, proceed into Yoxford and take the first turning on the left which is a private track and signposted Rookery Farm.

Proceed to the top of the track and bear right. The property is situated to the right, behind the brick shed.

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