

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

Rent: £2,650 p.c.m
Ref: R2526

Grove Farm
Main Road
Yoxford
Saxmundham
IP17 3HJ



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

Contact Us



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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 Hallway

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

Sitting Room 15'1" x 13'3" (4.62m x 4.04m)

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

Family Room 15'2" x 13'0" (4.63m x 3.97m)

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" (5.05m x 6.06m)

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 try.

Cloakroom

With half wooden panel walls. WC. Corner wash handbasin. Obscure glazed window. Radiator. Returning to the kitchen, a door and steps lead into a

Study 8'0" x 11'8" (2.46m x 3.56m)

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

Dining Room 15'2" x 13'0" (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 in to the cellar and a further door leads to the

Store Room 12'9" x 6'7" (3.90m x 2.02m)

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" (4.61m 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" (4.01m 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 4.63m)

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

Bedroom Four 15'2" x 10'9" (4.64m x 3.29m)

With ornate fireplace. Recessed downlights. High level window with views over the rear garden.

Family Bathroom

A spacious bathroom with a white three piece suite comprising of a bath with shower over, glass screen and tiled splashback. Pedestal wash handbasin with mirror over. Low level flush WC. Heated towel rail. Recessed downlights. Double door airing cupboard with hot water tank and shelves for storage.



A further staircase leads to the second floor and landing area with a double door cupboard.

Bedroom Five 16'8" x 11'8" (5.09m x 3.58m)

A good size bedroom with a central post. Recessed downlights. Double panel radiator. Window with spectacular views of the front garden and pond.

Bathroom Two

A white three piece suite comprising of a bath with overhead shower and glass screen. Double inset sink with storage below and spotlights over. Low-level flush WC. Two heated towel rails. Recessed downlights. Walk in cupboard with shelving and a pressurised hot water tank.



Outside

The property is approached by a long driveway from the A12. The garden extends to approximately an acre to include a large enclosed pond with gate down on to a pontoon area. Predominately laid to lawn with mature trees. To the rear is a vegetable area and door to the rear of the property which houses the boiler.

To the rear of the property there is a terrace area, there is parking for several vehicles and an open carport with an enclosed store.





Services Mains water and electricity, private sewerage. Oil fired central heating.

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

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

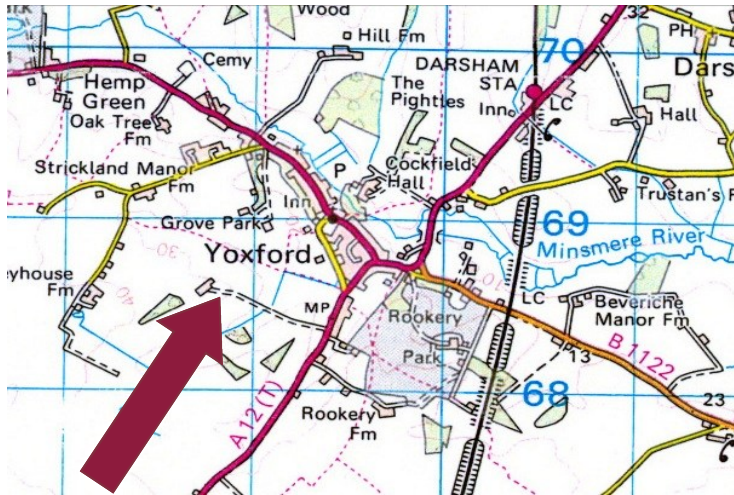
Council Tax Band F; £3,137.75 payable per annum 2025/2026

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk
 IP12 1RT; Tel: 0333 016 2000

Viewing 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

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:
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		63 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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