

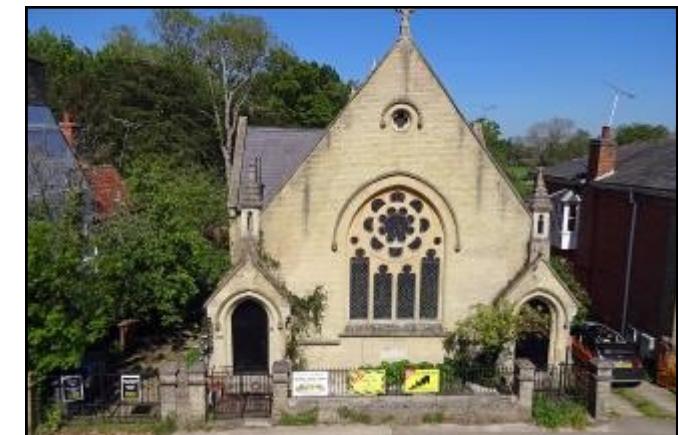
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SAXMUNDHAM

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JENNIE JONES

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ESTATE AGENTS



The Old Methodist Chapel, High Street, Yoxford, Suffolk. IP17 3EU

GUIDE PRICE

£550,000

## The Old Methodist Chapel, High Street, Yoxford, Suffolk. IP17 3EU

A beautiful Grade II listed former Methodist chapel, imaginatively transformed into a substantial home and situated in the heart of the very well-served Suffolk village of Yoxford. Ideally located for access to the Heritage Coast the property, built in 1888, was converted during the 1990s. Great pains have been taken to preserve the original Gothic architectural features, which include beautiful, pastel coloured stained glass windows and a fabulous beamed and vaulted ceiling in the main living area. The accommodation offers tremendous versatility, and we think the main room, with its excellent acoustics and spacious dimensions could have many different uses. There are three bedrooms plus a gallery/bedroom accessed by a spiral staircase and overlooking the main room, and two bathrooms plus an en-suite shower room. The accommodation is arranged to allow guests their own annexe at the rear of the property. French doors open onto the small but very private and attractive walled courtyard garden, which backs onto light woodland, part of the Cockfield Hall estate. A driveway to the side offers space to park a car. The property benefits from gas central heating that, in the main living area and Bedroom 2, is underfloor and a Beam Central Vacuum System has been installed. There is scope to develop and enhance the property further and we strongly recommend an early internal inspection.

The Old Methodist Chapel lies in a prominent position in the High Street, within the Conservation Area. The village itself is perfectly situated for easy access to both the forest and heathland of the Heritage Coast and the charming rural towns and villages of inland Suffolk. Yoxford is convenient for the A12 and Darsham railway station. The pretty village has a general store, primary school, surgery, garage, antique shops and more. Yoxford boasts a hotel, a fine restaurant, a café and two pubs, and the area is known for its specialist food producers, farmers' markets and food festivals. Golf courses and sailing can be found nearby and at Southwold and Aldeburgh, and the nearby Snape Maltings complex is home to the internationally renowned Aldeburgh Music Festival. There are ancient castles to explore at Framlingham and Orford and many remarkable churches including Blythburgh's 'Cathedral of the Marshes'. The RSPB's flagship reserve of Minsmere is within easy reach, and there are other wonderful nature reserves at North Warren, Havergate Island and Shingle Street.

**LOCAL AUTHORITY** Suffolk Coastal District Council, Council Offices, East Suffolk House, Station Road, Melton, Woodbridge, IP12 1RT Tel: 01394 383789

**VIEWING** Strictly by appointment through Jennie Jones Estate Agents: SAXMUNDHAM (01728) 605511. email: [saxmundham@jennie-jones.com](mailto:saxmundham@jennie-jones.com)

**TENURE** Freehold

**SERVICES** Mains water, electricity, drainage and gas

**DIRECTIONS:** From Saxmundham proceed in a northerly direction along the A12 Saxmundham bypass into the village of Yoxford and take the second turning on the left into the High Street. The property will be found on right.



**WEST ENTRANCE VESTIBULE** Lovely oak front door, stained glass windows, pamment tiled floor, coat hooks. Door with stained glass panel opens to the grand hall.

**EAST VESTIBULE** Matching the entrance on the other side, the front door here is sealed but could be re instated if required. This space is presently used for storage. Door with stained glass panel opens to the grand hall.

**GRAND LIVING HALL** A spectacular open living space beneath a high, beamed and vaulted chapel roof, lit on three sides by beautiful, gothic, stained glass windows, most notably on the south side. Tiled floor with under floor heating, multi-fuel stove, spot lights, wainscots and fitted cupboards. The Dining Area has wooden flooring and is located on the west side of the grand hall. There are fitted cupboards with a tiled counter top. The dining area opens to the galley and has a door that opens to the rear lobby. The Study Area is on the east side of the hall where a wrought iron staircase leads up to the gallery. There are fitted cupboards with wooden counter tops, a telephone point and a half glazed door to the utility and garden room.

**GALLEY** Located at the north end of the grand hall and beneath the gallery, the kitchen is fitted with bespoke cupboards and shelves with laminated work tops. Single drainer, double bowl stainless steel sink with mixer tap and tiled splash backs, gas cooker point, plumbing for dishwasher and space for fridge/freezer, water softener, down lighters, serving hatch.

**REAR LOBBY** Coat hooks, door to bedroom three, steps lead down to the back door and the lower ground floor/bedroom two. Casement window, gas fired boiler.

**BEDROOM THREE** Rear facing casement windows, carpet, down lighters, radiator, dressing area with built in airing cupboard containing the hot water cylinder and immersion heater.

**LOWER GROUND FLOOR BEDROOM TWO** Rear facing windows, flagstone floor, fitted shelves, shallow cupboard. Down lighters, underfloor heating. EN-

**SUITE SHOWER ROOM** Tiled shower cubicle, WC., and wash basin, part tiled walls, tiled floor, chrome towel rail/radiator.

**BATHROOM** White suite with panel enclosed bath with mixer tap and shower attachment and tiled splash backs, tiled shower cubicle, WC., and vanity enclosed wash basin, pamment tiled floor, high vaulted ceiling, down lighters, rear facing casement windows, chrome towel rail/radiator.

**UTILITY AND GARDEN ROOM** Glazed roof and French windows to the courtyard garden, pamment tiled floor, radiator, Belfast sink with mixer tap and tiled splash backs, cupboard under, plumbing for washing machine, deep tiled topped storage space, wall lights, feature port hole window. Opens to the inner hall. We understand that there is a well beneath the floor of this room.

**INNER HALL** Radiator, wall light, oak floor, ledged and braced doors to the second bathroom and bedroom one.

**BEDROOM ONE** Vaulted ceiling with roof lights, west facing windows and French windows that open to the courtyard garden, TV point and oak floor, exposed beams, telephone point, access to loft space.

**BATHROOM TWO** Panel enclosed bath with mixer tap and shower attachment, tiled splash backs, WC., Wash basin, wall light, casement window overlooking the courtyard garden, down lighters, cork tiled floor.

**FIRST FLOOR GALLERY** Presently used as a bedroom, the gallery is set above the grand hall. Polished floor boards. Access to a high trap door which leads into a large boarded loft space. Door opens to a walk in closet which has a roof light, clothes rail and the Beam central vacuuming system bin.

**REAR COURTYARD GARDEN** A walled courtyard garden which abuts woodland to the rear. The garden is paved and has flower borders and established shrubs, climbers, ornamental and fruit trees. There is a garden shed, built in a gothic style to match the chapel.

**DRIVEWAY** Access via wrought iron gates to a driveway on the west side of the chapel.











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