

SOUTHWOLD
&
SAXMUNDHAM

EST. 1993

JENNIE JONES

SOUTHWOLD
&
SAXMUNDHAM

ESTATE AGENTS



Palm Tree Cottage, High Street, Yoxford, Suffolk. IP17 3ER

GUIDE PRICE

£617,500

An elegant three storey detached house with a secluded exotic garden and garage. Palm Tree Cottage is located at the very centre of the pretty and well-served Suffolk village of Yoxford within walking distance of the excellent village amenities and within convenient reach of the A12 and the railway station at Darsham. The house, which was built at around the turn of this century, has a Georgian style to reflect the local vernacular architecture. The house is heated by gas-fired radiators and has a fireplace in the sitting room (not in use). The sellers have installed solar panels to provide hot water and electricity. This work was done by East Green Energy and is reflected in the Energy Performance Certificate. The accommodation on the ground floor comprises an entrance lobby and cloakroom; an elegant sitting room; an open plan kitchen/dining room which has its own eclectic range of cabinets and storage; and a lovely conservatory which opens to and overlooks the beautiful exotic garden. The first floor accommodates the large principle bedroom and en-suite shower room; bedroom three, which also has an en-suite shower room; the fourth bedroom (which overlooks the church) and a lobby from which the stairs rise to the second floor guest suite. The top floor second bedroom has vaulted ceilings and dormer windows that look out onto the church. There is an en-suite bathroom to bedroom two. The enchanting rear garden is fabulously planned and stocked with exotic trees and shrubs which create a secluded retreat with hidden seating areas for sun and shade, a tranquil water feature and a rustic loggia that provides a sheltered space for reading or work. The garage, to the rear of the house has been designed to mimic a "Tin Tabernacle". The garage could be adapted for use as a garden office or art studio. It has power connected and opens through to a small lean to store room at the back. The driveway to the side of the house is shared with next door and leads to the garage. There is a gate from the driveway into the garden.

Palm Tree Cottage is 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.

SUMMARY OF THE ACCOMMODATION

Entrance Hall; Cloakroom/Utility Room; Sitting Room 7.59m x 3.18m; Kitchen/Dining Room 3.94m x 2.59m plus 4.67m x 3.63m; Conservatory 4.49m x 2.69m; First Floor Landing; Inner Vestibule; Bedroom One 5.28m x 3.18m; En-suite Shower Room 2.11m x 1.62m; Bedroom One 3.63m x 2.59m; En-suite Shower Room; Bedroom Three 3.63m x 2.59m; En-suite Bathroom 2.06m x 1.86m; Bedroom Four 3.28m x 3.07m; Second Floor Landing; Bedroom Two 4.70m x 2.84m (vaulted ceiling); En-suite Bathroom 3.28m x 2.08m.

SOUTHWOLD

T: 01502722065

E: southwold@jennie-jones.com

SAXMUNDHAM

T: 01728 605111

E: saxmundham@jennie-jones.com

www.jennie-jones.com

LOCAL AUTHORITY

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

SERVICES

Mains electricity, drainage and water .

VIEWING

By appointment through Jennie Jones Estate Agents:
SAXMUNDHAM (01728) 605511.
email: saxmundham@jennie-jones.com

EPC RATING = C



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2011



2ND FLOOR

Items depicted in the photographs are not necessarily included in the sale. Measurements and details are for guidance purposes only and their accuracy should be checked by an intending purchaser. Where applicable, central heating systems, gas/electrical installations, plumbing etc, have not been checked by this office









