

SOUTHWOLD  
&  
SAXMUNDHAM

EST.  1993

JENNIE JONES

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ESTATE AGENTS



Bella Vista, Park Place, Yoxford, Saxmundham, Suffolk. IP17 3HN

GUIDE PRICE

£340,000

An enchanting Georgian three bedroom mid-terraced cottage which is situated in a very pretty row behind the village church at the very heart of this well served and picturesque Suffolk village. The cottage, which has been a much-loved second home, has great character and charm and boasts some lovely period architectural features which include exposed beams and oak floor boards and attractive fireplaces in the in the sitting room and dining room (the sitting room has a gas coal effect grate and the dining room an open grate). The smart fitted kitchen/breakfast room opens out into the private rear courtyard garden. The family bathroom is located on the ground floor and there is a first floor w.c. which serves the three first floor bedrooms. The accommodation, which is centrally heated by gas-fired radiators, has two secret spaces. There is a small coal cellar beneath the inner lobby, and “lumber room” at mezzanine level which could be opened and converted to another useable room. The garden at the front, which benefits from south sun and overlooks the village cricket pavilion, is beautifully landscaped with well stocked flower borders and paved seating areas. The walled rear garden has a very useful store room (for cycles etc.) and a pedestrian gate which provides a short cut to the church and the excellent village amenities. We strongly recommend an early internal inspection to appreciate the character and versatility of the accommodation offered within.

Bella Vista 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 Porch; Sitting Room 4.20m x 3.90m; Inner Lobby (with cellar beneath); Dining Room 3.20m x 2.80m plus recess;  
Kitchen/breakfast room 5.60m x 2.20m; Landing; Bedroom One 4.00m x 3.50m; Bedroom Two 3.94m x 2.29m;  
Bedroom Three 3.18m x 1.89m; First Floor w.c.; Lumber Room.

EPC = D

As with many old cottages in Suffolk, this cottage has areas of Flying Freehold.

**LOCAL AUTHORITY**

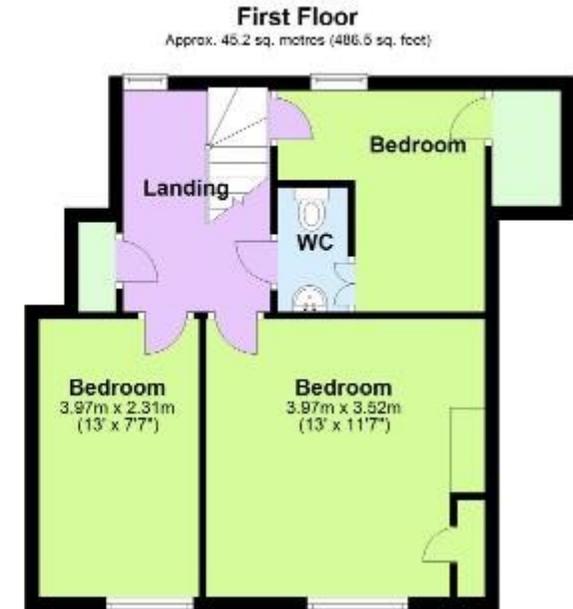
East Suffolk District Council, Council Offices,  
East Suffolk House, Station Road, Melton,  
Woodbridge, IP12 1RT  
Tel: 01394 383789

**SERVICES**

Mains electricity, gas, drainage and water.

**VIEWING**

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



**Mezzanine Store Room**  
Approx. 7.4 sq. metres (79.1 sq. feet)



Total area: approx. 108.9 sq. metres (1172.3 sq. feet)

Expertly Prepared By david-morimer.com - Not To Scale - For Identification Purposes Only  
Plan produced using PlanUp

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











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