



'Bursting with Character'
Eye, Suffolk | IP23 7BG

WELCOME



A beautifully presented three-bedroom property close to the amenities of the town centre. This charming home offers a rear courtyard, separate utility room, fully insulated workshop/office, south-facing patio and parking for two vehicles to the front of the property. Packed with character features, this delightful home hits all the marks.







- A beautiful three bedroom Character Property
- A separate fully insulated workshop/office space
- Presented to a wonderful standard throughout
- Parking for two cars to the front of the property.
- Situated in a quiet residential area
- Rear courtyard with separate utility room
- Full of charming Character features
- South-facing suntrap patio area
- A short walk to amenities of the town centre.
- A short drive to Diss and its train links to London

A Prime Location

“The location of the house is fantastic” remarks the current owner enthusiastically, “I have all my essentials within arm’s reach. The supermarket is just a short walk away and the gym is close by too.” The location of this charming three-bedroom character property is enviable. In addition to the amenities she mentions, the local High School is only a short walk away too. “Even though I have everything on my doorstep, the road is really quiet.”

This lovely property truly provides the best of both worlds. Not only are the amenities of Eye right on your doorstep, but the property is only four miles from the main line rail connections in Diss, which run direct routes to London and Norwich, making the town ideal for commuters.

Step Inside

The property is believed to date from between 1750-1800s, but the exact date is unknown. There are some lovely character features throughout though, including exposed wooden beams.

The kitchen has a charming and inviting quality and is fully equipped with all the essentials. The warm oak counter tops are beautifully complemented by a range of contemporary cottage-style cream cabinets. Exposed wooden beams span the ceiling, lending character and homeliness to the space. Although not integrated, the owner will be leaving the freezer, washing machine, fridge and tumble drier, should they be required.

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.











The sitting room provides a wonderful space to unwind and destress after a hectic day. The whitewashed walls create a pleasing contrast with the traditional tiled floor, the exposed brickwork of the chimney breast and the exposed oak beams. Beneath the study oak mantle, you will find a multi-fuel stove, which adds an extra layer of charm to this already character-rich room.

There are two bedrooms on the first floor of this immaculate home. Both rooms are lovely and bright, with the master bedroom benefiting from a useful built-in cupboard. There is also a tastefully decorated family bathroom adorned with wood panelling and whitewashed walls. Handcrafted wooden shutters embellish the windows, adding both privacy and character to the space.

Step Outside

A delightful, sun-drenched courtyard can be found to the front of the property, a cherished space for the current owner. "I frequently enjoy my morning coffee and breakfast here" she explains, "it's so bright and sunny and it's really private." Here she has thoughtfully planted a variety of fruits, including raspberries, gooseberries and blackcurrants. There is also a flourishing grapevine which the owner has used to produce her own wine.

The rear garden boasts an additional courtyard area and two outbuildings. One serves as a fully functional toilet, ideal for evenings when you are entertaining outside. The second outbuilding is currently used as a utility room, equipped with plumbing for a washer and dryer.

One standout aspect of the outdoor space is the natural well, securely covered for safety. The owner elaborates on how this practical feature benefits the garden. "All the guttering, both on the house and the outbuildings, directs water into the well, where we have installed a pump for watering the garden plants." This eco-conscious water-saving feature adds a unique and valuable dimension to this exceptional property.

A further asset to the property is the fully insulated workshop, complete with lighting and full electrical fittings. This provides scope for conversion into a separate office or workshop space.

The Location

The market town of Eye is located 4 miles south of Diss and 23 miles south-west of Norwich. This picturesque town is steeped in history and boasts an array of local shops and facilities including two supermarkets, a butcher, a local bakery, several hairdressers, a hardware shop, a GP surgery, a gym and a chemist. There are also a selection of schools, including Hartismere School, which is rated 'Outstanding' by Ofsted.

The history buff might be keen to know that Eye Castle was built shortly after the Norman conquest of England in 1066 and is a remarkable example of a motte-and-bailey castle. Recent restoration efforts have opened the area for exploration, including a viewing platform with stunning views of the town. Open-air theatre productions are also held here.





STEP OUTSIDE

Eye is surrounded by the stunning Suffolk countryside and enjoys numerous footpaths, bridleways, parks and woodlands. Residents can explore natural beauty spots like The Pennings and The Moors.

The town is very well placed for wider connectivity to the market town of Diss (4 miles) with its range of shops and amenities and direct train services into London in 90 minutes and Norwich (20 minutes).

Agents Notes

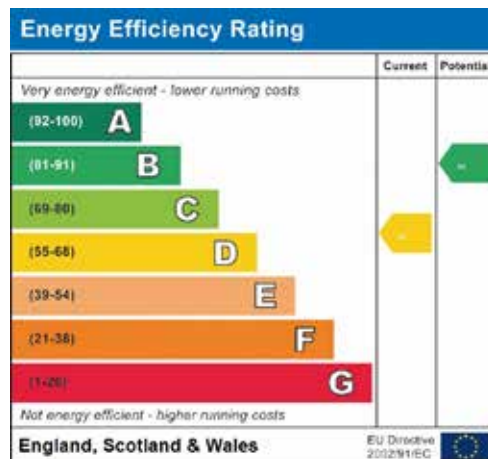
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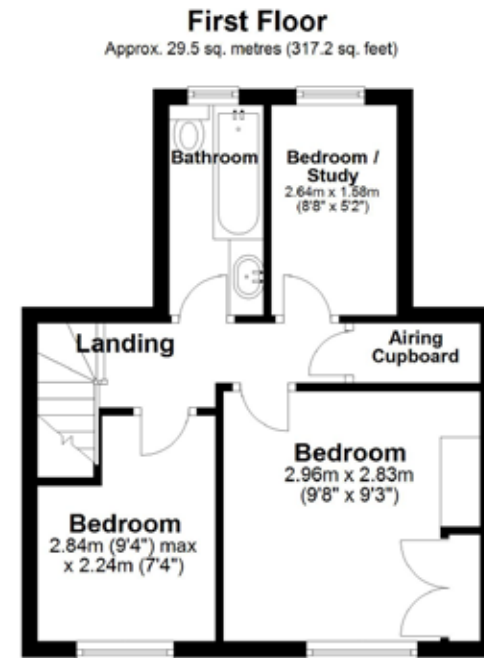
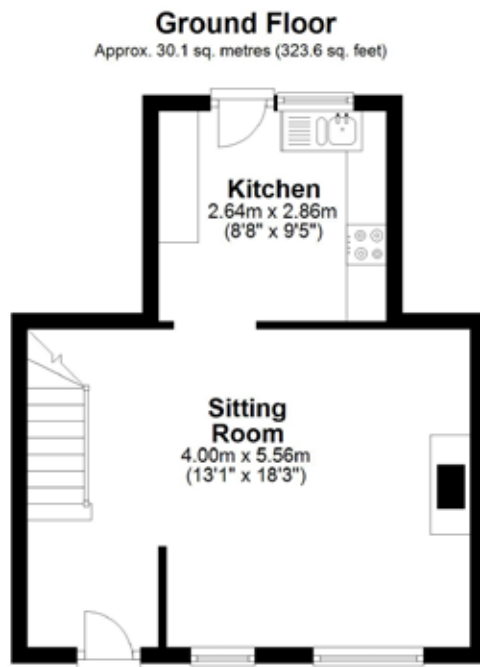
Local Authority: Mid Suffolk District Council – Band A

Services: Mains Electricity, Water, Drainage and Gas, Gas Fired Central Heating. There is a pump that takes water from the well to water the garden.

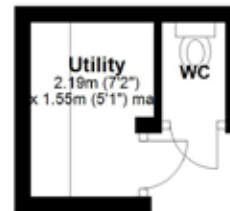
Directions: From Diss, head east down Victoria Road and turn right at the car wash on to the B1077 until you meet the A140. Turn right on the A140 to the round about and take the first left on to the B1077 into Eye. Wellington Road is the first left as you enter the town. The house is on your left.

What 3 Words Location: Every 3-metre square of the world has been given a unique combination of three words. Download the app and use the following three words to pinpoint the exact location of the property [///fully.classic.discusses](http://fully.classic.discusses)





Outbuildings
Approx. 4.2 sq. metres (45.5 sq. feet)



Total area: approx. 63.8 sq. metres (686.4 sq. feet)

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

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