



'A Beautiful Home Definitely Not Run-Of-The-Mill'
Cranley Green, Eye, Suffolk | IP23 7NX

WELCOME



This highly unusual property almost defies description in conventional terms but is sure to appeal to anyone looking for something out of the ordinary. To the historic charm of a former post mill has been added the clean, modern lines of an extension resulting in a three-bedroom home that really packs a punch. Its secluded rural location just minutes from Eye offers the best of both worlds too.







- Unique Detached Former Post Mill
- Quiet Rural Setting
- Unusual Circular Sitting Room with Log Burner
- Fitted Kitchen opening on to an Atrium Dining area
- Circular Main Bedroom with Newly Fitted En Suite
- Two Bedrooms Downstairs
- Downstairs Family Bathroom
- Spacious Secure Garden with Vegetable Plot
- Double Garage
- Ample Off Road gated Parking

The first thing you'll notice is the position of the property, perfectly set well back from the road up a drive and behind a five-bar gate. The owners have loved the peaceful privacy of this plot, a secluded haven not overlooked from any quarter and with country views behind as far as the eye can see.

This is a house of two contrasting halves. The historic post mill, dating from 1853, is connected via a glass atrium to the modern addition, a 21st-century building finished in traditional barn-black wood cladding. The distinction between the two buildings creates great flexibility of use if informal division is required, with the possibility of separating living and working spaces, or adults' and children's areas. You might also offer very special bed-and-breakfast accommodation in the mill (subject to local planning laws). There are so many ways to configure the space on offer here.

Entry from the drive is into the new part of the property. Light pours in through south-facing French doors and flows through to the sun-filled dining room in the atrium. Tudor-style ceiling beams echo the past but are now largely painted white, effectively lifting the space.



* 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.













Two double bedrooms are currently used as home offices by the owners, the larger of which, a generous space of over 160 square feet, benefits from a window to the terrace as well as west-facing French doors which look across the garden. Magnificent bedroom, summer sitting room, home office or artist's studio – this is a room you could happily spend all day in and one which will rise to any occasion. These two bedrooms share a fully tiled bathroom with over-bath shower.

The kitchen is an efficient modern affair, a three-sided room with its fourth wall open to the common area. Shiny black granite countertops complement warm wood Shaker style units in an ergonomic layout. The lack of division between kitchen and dining areas results in a sociable space well suited for entertaining – diners in the atrium are within easy conversational reach of the cook. And what a place to dine! With glass on two sides and a pitched glass roof, this is the height of indoor-outdoor living, especially in summer with the French doors thrown open to the terrace.

From the dining room, steps lead down into the post mill. The ground floor of this extraordinary building is used as a sitting room, its thick walls keeping the space beautifully cool in summer and warm in winter.

A wood-burning stove provides a cosy focus on cold nights. The unusual circular shape of this construction adds plenty of interest and is bound to be a talking point with any visitors.

A dramatic spiral staircase – a modern black steel construction – rises to a master bedroom with a fabulous newly refurbished en-suite shower room. Stylish and minimal, with whitewashed brick walls and polished floorboards, this lovely retreat also benefits from magnificent views over the countryside behind. The owners have loved waking up to bird song and country views in this tranquil spot. And who wouldn't?

There is great potential here to extend the more recent part of the building and develop this property further subject to planning permissions.

Outside the dining room, a large stone terrace – sunny all day long and with a built-in barbecue – is a wonderful place for al fresco meals with the garden stretching away and fields beyond. A large vine-covered pergola adjacent provides shade on hotter days. This 3/4-acre plot is largely laid to grass for ease of maintenance but will also provide plenty of scope for the more adventurous gardener. The plot, which also includes a large vegetable garden, is also entirely dog-proof.

This is a wonderful place to see the night sky with very little light pollution in the area, great if you are into star gazing.

A newly refinished gravel drive can accommodate ten or more vehicles in addition to the large double garage which has power connected and also has a large wood shed to the rear.



STEP OUTSIDE

For all this rural seclusion, urban amenities are moments away – something the owners have greatly appreciated. The market town of Eye can be reached in a couple of minutes by car, or in a pleasant half-hour's walk through the fields. Here are two supermarkets, a butcher's shop, a baker, a deli, antiques shops and even a chocolatier! Just 15 minutes away is Diss (also on a bus route from Eye) with its fast and regular rail connections to London, Norwich and Cambridge. Beautiful countryside is on the doorstep with Pennings Nature Reserve, Thornham Walks, and Eye Town Moors all nearby.

Agents Notes

Tenure: Freehold

Local Authority: Mid Suffolk District Council – Band D

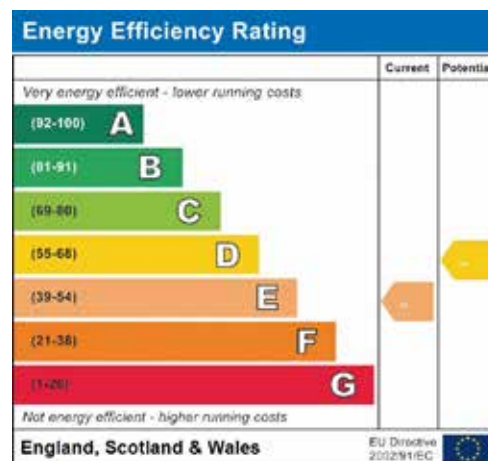
Services: Mains Water & Electricity, Private Drainage, (Treatment Plant), LPG Heating.

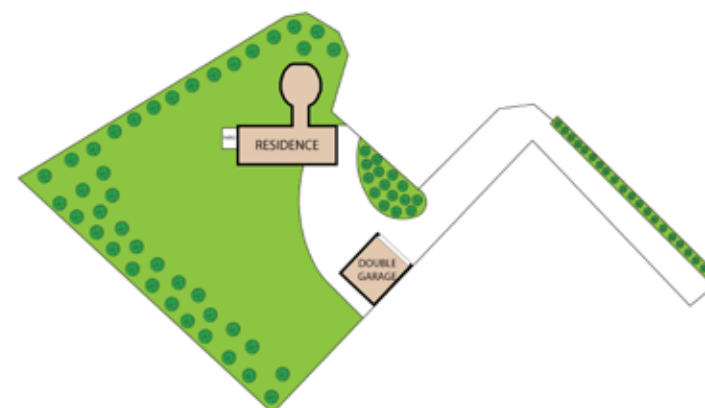
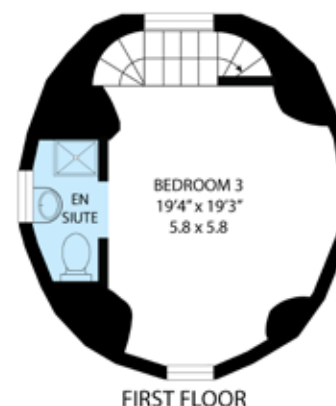
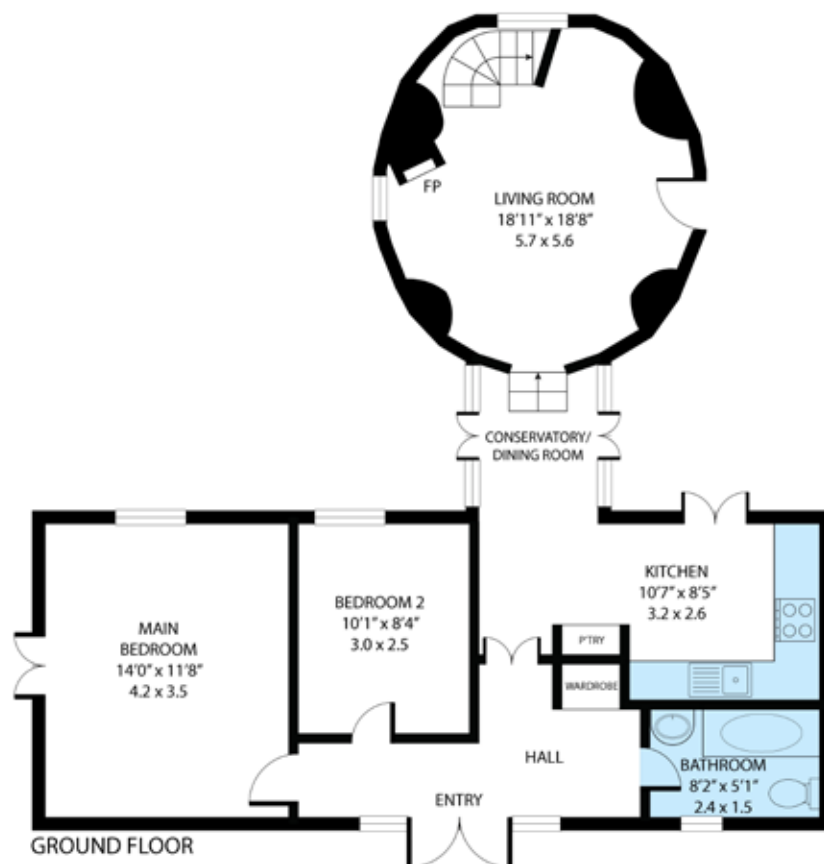
Broadband: Provider BT – Superfast Broadband 1,000 mbps

Note: Neighbours have a right of access over part of the driveway.

Directions: From centre of Eye proceed out towards Occold on the B1077. At sharp right bend continue straight towards Redlingfield on Cranley Green Road. Continue and look for Cranley Mill on the right. Take the next gravel turning beside some cottages and follow to the back where you will find The Mill set back off the road.

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 /// prospered.stack.remodel





Cranley Road, Yey IP237NX

TOTAL APPROX. FLOOR AREA 1,313 SQ.FT ,122 SQ.M

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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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