



The Grange
1 Langton Park | Eye | Suffolk | IP23 7LZ

ROOM TO BLOOM



Live large in this fantastically spacious detached property. Perfect for growing families, home entertainers, or those craving more space than they know what to do with, this house has room for everyone and everything. Spanning three floors and featuring six generous bedrooms, a fitted kitchen and utility room, two ensuites, and two family bathrooms, there is more than enough space to sprawl out. Complemented by breathtaking two-acre grounds (stms) that even Mother Nature would envy, this house truly covers all the bases.



KEY FEATURES

- Fabulous Modern Detached House
- Spacious Accommodation Throughout
- Six Sizeable Bedrooms
- Two En Suites and Two Family Bathrooms
- Just Over Two Acres Of Exquisite Gardens – Meticulously Maintained
- Fitted Kitchen and Utility Room
- Breakfast Room/Family Room, Study and Cloakroom
- Sitting Room, Dining Room and Superb Garden Room
- Double Garage, Cart Lodge and Workshop
- Solar Panels Providing An Income

The current owners of this stunning property have cherished it for over 14 years, charmed by both the house and its wonderful location. They shared, "We fell in love with the privacy, being surrounded by farmland and the seclusion at the end of a private driveway." Since moving in, they have made several improvements to the property, with their most significant transformation taking place in the garden. "We dreamed of designing and creating our ideal garden together and it's been a project we have thoroughly enjoyed." The work has certainly paid off; the house and its plot are sensational.

Step Inside

The main themes of this stunning home are light and space. With three floors and ample room sizes, all of the rooms easily accommodate large furniture. A recently constructed glass porch serves as the property's entrance, providing a space to transition from the outdoors before entering the main house. This leads into a central hallway that provides access to most of the ground floor rooms and from which stairs rise to the upper levels.

To the right is the formal dining room. With the generous breakfast/family room located towards the rear of the property, the dining room can be utilised in a variety of ways to suit your family's needs. The adjoining study is ideal for people who work remotely or want a peaceful place to focus. The delightful sitting room makes light work of accommodating large furniture pieces and also features a woodburner installed by the current owners. Opening from this spacious room is the enchanting garden room, which has been updated with a new roof and provides a lovely space to take in the stunning garden views.

Enthusiastic cooks will adore the bright, dual-aspect kitchen. Featuring ample wall and base cabinets beneath Corian countertops, there's abundant storage and prep area for culinary creativity. Equipped with an integrated fridge freezer and dishwasher (both of which are included in the sale), the kitchen also boasts a matching island unit for additional storage. Adjacent to the kitchen lies a sizable utility room, larger than many kitchens, with extra cabinetry, room for appliances, and a handy store cupboard.





KEY FEATURES

Connecting back to the kitchen, a doorway leads to the spacious breakfast/family room - a superb area for hosting, dining, and unwinding. With such generous space, this stunning home offers endless possibilities for versatility.

Exploring Upstairs

On the first floor are four well-proportioned bedrooms, two of which have ensembles, along with a family bathroom. The principal bedroom, located at the rear of the property, offers pretty views across the garden and includes an ensuite shower room and spacious fitted wardrobes. The second bedroom, situated at the front of the house, also features an ensuite shower room and generous proportions. Bedroom three has a useful fitted wardrobe and along with the fourth bedroom on this level, is served by the family bathroom.

Elevated Comfort

Two further bedrooms and a second family bathroom with a bath and separate shower are located on the second floor. This configuration provides space for a bedroom and a private sitting area, making it perfect for an older teenager living at home who requires space to make their own. There are numerous ways to make good use of this top floor thanks to its versatility. Additionally, this floor has a walk-in storage room that offers convenient space for extras like Christmas decorations or luggage.

Step Outside

The incredible gardens merit their own brochure, reflecting the extensive effort invested in their meticulous design and realisation. Describing the design intent, the owner explains, "We aimed to craft a garden that reveals its beauty gradually as you wander through. The garden is meant to be explored; there isn't a single spot where you can view it all at once."

Botanical Bliss

The rear entrance leads to a gravel area with a charming gazebo, ideal for outdoor dining beside the plot's natural pond. The owner highlights how this tranquil setting attracts diverse wildlife, including ducks, woodpeckers, finches, and kingfishers. The garden's initial formal section features meticulously trimmed hedges, where trees and shrubs take centre stage. A carefully maintained horseshoe-shaped laurel hedge defines this formal space. Beyond it lies an arboretum thriving with conifers and blossoming trees, centred around a cosy firepit - a favoured spot for entertaining guests. The garden is fenced all round and also contains an orchard with apple, pear, plum, greengage, quince and cherry trees, a wonderful resource for any cooks out there or just to enjoy lovely fresh home grown fruit.





























INFORMATION



On The Doorstep...

The quaint market town of Eye, situated 4 miles south of Diss and 23 miles southwest of Norwich, is a historical treasure surrounded by Suffolk's scenic countryside. Its rich past is showcased in the well-preserved Eye Castle, dating back to the Norman conquest in 1066, now open for exploration.

Eye boasts a vibrant community with various amenities, including supermarkets, a butcher, pubs, bakeries, and more. It also offers recreational facilities like a gym, sports fields, and footpaths, perfect for exploring the area.

How Far Is It To...

The market town of Diss offers a good selection of shops and a weekly market in addition to a mainline station with direct services into London Liverpool Street (90 minutes) and Norwich (20 minutes)

Directions

Proceed from the market town of Diss in a southerly direction down the A140. Take a left hand turn signposted Eye. On entering Eye Langton Park will be found on the left hand side down a long tree lined private drive.

What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words.... unto. lighters.strange

Services, District Council and Tenure

Oil Central Heating, Mains Water, Private Drainage via Treatment Plant
Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.ofcom.org.uk - to check Mobile/Broadband Availability
Mid Suffolk District Council - Tax Band G
Freehold



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TOTAL APPROX. FLOOR AREA 3,821 SQ.FT, 355 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.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			



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