



The Firs
Brome | Eye | Suffolk | IP23 8AZ

A PROJECT WITH PROMISE



This property is not just a place—it is a project with promise. Set in 0.8 acres (stms), with good transport links this currently two-bedroom cottage has appeal for investors, developers, and visionary homeowners. This is your chance to create something truly special. Unleash your imagination and shape this generous space into the home, or homes, of your dreams.



KEY FEATURES

- Detached cottage with a wonderful plot
- Parking for multiple vehicles
- Wonderful potential
- A large garden with potential building plots (subject to planning permission)
- Excellent transport links
- Potential to extend
- A plot of approximately 0.8 of acre (stms)
- Chain Free

Step Inside

Approached from the driveway you find parking for multiple vehicles and garage with space to easily take a brick built double garage or cart lodge if desired. You enter the property through a porch into the kitchen with wood burner and a storeroom at one end plus a door to the flat roof sunroom, which has double doors to the garden. The kitchen also leads to the dining room with a large cupboard in, and to a rear hallway with bathroom and separate WC. The sitting room offers a wood burner and external door to the gardens plus stairs to the first floor.

A Canvas for Creativity

Bring your imagination, creativity, and vision to life! This rare opportunity is positively bursting with possibilities. Whether you are dreaming of a full renovation project, extending the existing home, or even exploring the potential for redevelopment (subject to planning permission), this is a blank canvas waiting for your ideas to flourish. Currently this unlisted home is positioned with its back to the road and the gardens stretching away to the front, offering so much versatility. With room to grow, the property offers scope for significant extension or the chance to knock down and rebuild to your vision. This home is not in a conservation area and none of the trees have preservation orders on them, so developers take note—this plot may support the creation of two new homes, subject to planning permission and this property also offers a smoother path to ownership with no onward chain.





KEY FEATURES

Explore Upstairs

The central staircase leads to two bedrooms currently with one leading to the other.

Step Outside

This is an expansive 0.8 Acre Plot (STMS) offering endless outdoor space and potential for imaginative redevelopment. It provides ample parking with space for multiple vehicles with easy access from the road—ideal for future family living or site development. Currently the south facing gardens include a small patio, and a formal lawn then various outbuildings on land stretching away in a canopy of mature trees, including apple trees, shrubs, and hedging. This has the potential to be a wonderfully private haven, with perhaps woodland at the rear, an area to grow veggies, with greenhouses and fruit cages, and still have room for children to play and for alfresco entertaining closer to the house.

On The Doorstep

Brome is a pretty mid-Suffolk village with a 12th-century church - one of only 38 round-tower churches in the county - and a popular restaurant and hotel, The Oaksmere. Just two miles away is the historic market town of Eye, with its Norman castle plus independent shops, cafés, restaurants, a weekly country market, and a wonderful arts centre.

























INFORMATION



How Far Is It To....

A little further afield just 10 minutes' drive, is Diss, is a bustling market town with supermarkets, independent shops, and cafés. The railway station offers easy parking and links to London Liverpool Street from 86 minutes. Leisure time is easily filled with local sports facilities include a golf course and rugby club in Diss, with a Pure Gym opening soon and the Suffolk Coasts and Heaths Area of Outstanding Natural Beauty, Aldeburgh, Southwold, and Dunwich all under 30 miles away. For schooling the well renowned Hartismere and Framlingham College are in easy reach.

Directions

From Diss head south on the A140 and take the B1077 to Brome and take the first right on to Rectory Road. The house is at the end on the left.

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.. /// freezers.boat.legs

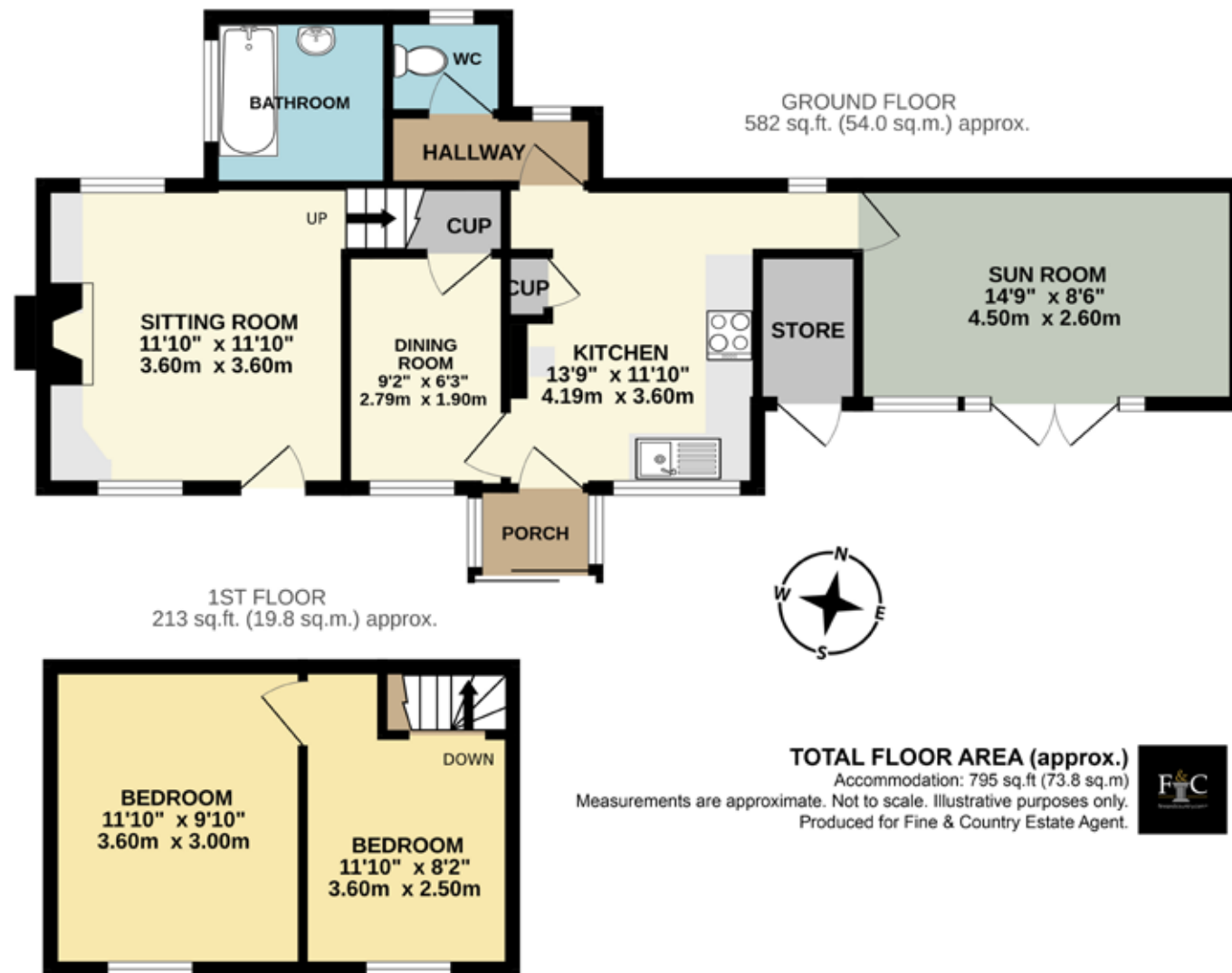
Services

Electric Heating
Mains Electricity, Water & Drainage
Mid Suffolk District Council; Council Tax Band D

Broadband Connection Please check <https://www.openreach.com/fibre-checker> for your chosen provider

Mobile Phone Reception See Link to check View mobile availability - Ofcom Checker for your chosen provider

Tenure: Freehold



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THE FINE & COUNTRY
FOUNDATION

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