



Church Street
Eye | Suffolk | IP23 7BD

 FINE & COUNTRY

TIMELESS HERITAGE, MODERN ELEGANCE



Steeped in history yet beautifully tailored for modern living, this exceptional Grade II listed end of terrace cottage offers character, space and style. Created through the rejoining of two historic cottages, the property combines period charm with contemporary comfort, resulting in a residence that feels wonderfully spacious with ample entertaining areas, 3 bedrooms plus dressing room and walk in wardrobe, and pretty outside space. The thriving local community and sought-after market town setting complete the appeal.



KEY FEATURES

- A beautiful Grade II listed end of terrace cottage
- Three/Four bedrooms
- Large and social kitchen dining space with New bespoke kitchen
- Immaculately presented throughout
- Beautiful character features and wood burner
- Secondary glazing to the majority of the windows
- Delightful cottage garden with outbuildings
- Off road parking for two vehicles
- A wonderful sought-after town with Artisan shops and eateries & fantastic local community
- A short drive from the London train links and amenities of Diss

Originally purchased as two separate cottages in 2015 and 2016, the current owners have sympathetically united the properties, carefully removing internal walls and opening doorways with the benefit of Listed Building Consent and change of use permissions. The result is a home that feels entirely natural in its flow, retaining all the charm of a traditional Suffolk cottage whilst embracing the practicalities of modern family life. Natural materials and a calming colour palette complement the natural textures of timber and stone, and carefully curated areas create a welcoming, relaxed atmosphere both inside and out.

Step Inside

Throughout the home, exposed beams, wide floorboards and original architectural details celebrate the property's 17th-century heritage. A mullioned window between the kitchen and utility area was exposed during renovations and serves to remind one of the heritage and history within these walls. At the heart of the home lies the stunning bespoke kitchen/dining room, the kitchen with built in appliances, newly installed in August 2025 with cabinetry in perfect union with the home's history and the dining space open planned. The owners have a large dining table here but a smaller table and two fireside chairs could create an equally inviting space. The dining room is rich in character, centred around an original Georgian open fireplace that provides a wonderful focal point, especially during the Winter with the fire roaring away! Useful cupboards are set either side of the fireplace with a further walk-in utility cupboard where the second staircase serves as shelving! Beyond, the sitting room offers a warm and inviting retreat, complete with a woodburning stove that perfectly complements the cottage's cosy atmosphere and comes into its own in Winter. A feature wall of original lime plaster, horsehair and all, was discovered beneath wallpaper, and the owners loved it so much that they decided to leave it exposed in all its glory. It could certainly tell some stories! The Georgian corner cupboard is a beautiful nod to the home's history and houses the current owners turntable amongst other treasures!





KEY FEATURES

One of the home's most versatile spaces is the charming snug and utility area. Defined by beautifully weathered, original vertical studs housing an original mullioned window, this flexible room pays homage to the property's heritage while serving a multitude of modern needs and is a favourite spot for morning coffee. Accessed from the cloakroom and lobby, through the stable door, the practical tiled flooring, ample storage opportunities and connections to both reception rooms, offer a multitude of uses whether a family snug, home office, hobby room or practical boot room.

Explore Upstairs

The sense of calm and understated luxury continues on the first floor, where three generously proportioned bedrooms invite rest and relaxation; period features maintain the home's authentic character. At the top of the stairs, turn right and up one step brings you into the principal bedroom with the original floorboards exposed and the fireplace with its original tiling, together with a very smart gentlemen's walk-in-wardrobe. The main bedroom leads you through an open doorway into a beautifully designed ladies dressing room - made to measure wardrobes, housing rails, shelving and lighting and with a built-in dressing table by the window - perfect. This leads you across the landing to the magnificent family bathroom, a space balancing elegance and comfort with exquisite tiling, a deep claw footed bathtub ideal for long, indulgent soaks, together with a shower for everyday convenience. It is a room designed to be savoured and features bespoke bathroom fittings sourced locally, including a magnificent oak toilet seat! Onwards up two steps and across the landing, bedroom two is a large double room, with exposed timbers and a quirky cupboard built around the chimney with shelving, perfect as extra storage. Bedroom three, again with exposed timbers, offers flexibility as a guest room, nursery, or study depending on individual requirements. This brings you back to the top of the stairs, where you could equally turn left, a wonderful circular flow of the first floor.

















KEY FEATURES

An Enchanting Cottage Garden

The garden's mature planting and cottage-style character create a wonderfully private and peaceful environment, with each area offering its own unique perspective and atmosphere. The decking off the utility room feels like an extra room, an idyllic setting for al fresco dining, surrounded by pretty pots and greenery. A verandah across the snug area offers a shady spot. The charming summerhouse offers an excellent space for creative pursuits or simply escaping with a good book and a glass of something chilled and is wonderful in the evening to catch the last of the sun as you look towards the view of the church. The pergola, adorned with Honeysuckle, climbing Rose and Clematis, creates a shaded retreat during warmer months as does the Autumn flowering cherry tree which flowers from November to March. The garden is still a practical space with a shed and log store offering storage options. To the rear, the property benefits from two allocated parking spaces with right of access down the driveway, and there is additional parking outside on the road.

On The Doorstep

Beyond the boundaries of the property lies one of its greatest assets: an exceptional sense of community. Situated within a highly desirable market town renowned for its artisan shops, independent eateries and welcoming atmosphere, the location offers the perfect balance between a peaceful cottage home and modern convenience with the Deli just 30 seconds' walk! Eye also offers two Co-Ops, hairdressers, butchers, Post Office, Garden Centre, Arts Centre, Antique shops and Chemist, to name but a few. This unique cottage offers the rare combination of historic significance, contemporary comfort and an enviable lifestyle setting.







GARDEN







INFORMATION



How Far Is It To....

Diss is a ten minutes' drive, with vets, garden centre, and dental practice plus a mainline railway station with direct lines to London Liverpool Street in 90 minutes and Norwich in just 15 minutes. This property, in a wonderfully central position, offers an easy drive to Norwich, Ipswich, Bungay, Southwold, Bury St. Edmunds and Woodbridge. The result is a lifestyle that combines the charm of historic market town living with outstanding connectivity whether for work, rest or play.

Directions

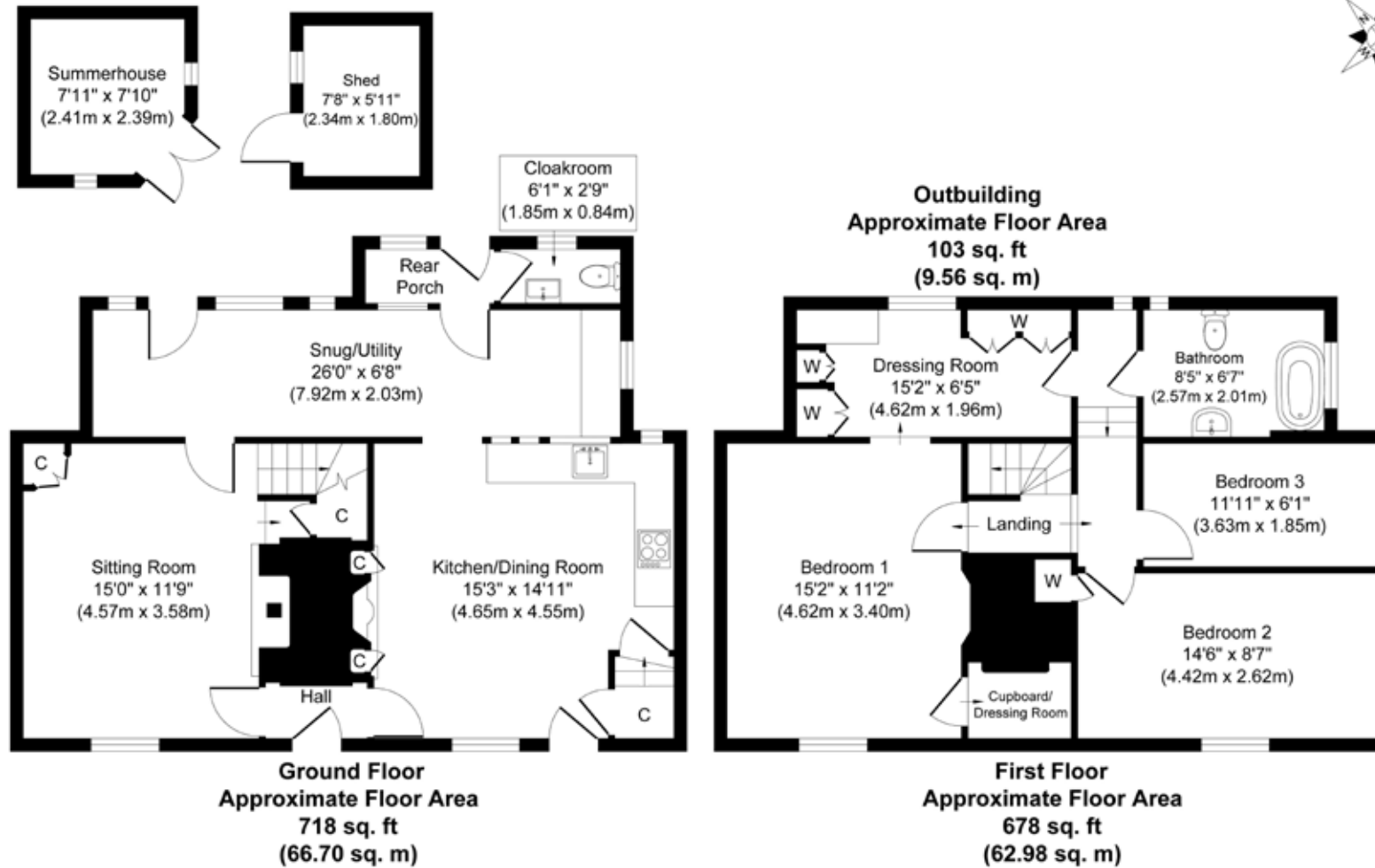
Diss head south on the B1077 to Eye. As you enter the town Church street is on your left past the antique shops. Take that left on to Church street and the property is down on the left.

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... What 3 Words Location [///lawful.clattered.inhaled](http://lawful.clattered.inhaled)

Services, District Council and Tenure

Oil Fired Central Heating
Mains Electricity, Water & Drainage
Broadband Available – please check www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk to check.
Mid Suffolk District Council – Band C– Freehold



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 mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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FINE & COUNTRY

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