



THE STABLES

CRANLEY HALL, CRANLEY ROAD, EYE, IP23 7HZ



This delightful Grade II listed detached home occupies a quiet and secluded position with views over the Dove Valley. Its location offers both peaceful living and easy walking access to Eye town centre and its amenities.

The Stables was originally a house, forming part of an agricultural settlement, appearing on documents dating from the early 1600's. Later in the 18th Century it was used as a stables. A complete restoration was undertaken in the mid 2000's to return the building to its original use as a habitable dwelling. This charming Grade II listed home is rich in character, featuring original oak beams and distinctive hexafoil patterns adorning an upstairs wall. Upon entering, a generous entrance hall welcomes you, with stairs ascending to the first floor and an open flow into the substantial kitchen and dining room. This area is well-appointed with ample units, a central island, and a Rayburn for heating and cooking. Leading off the kitchen/dining room is a rear porch with a stable door to the exterior, a convenient walk-in storage cupboard and access to the utility room, which includes a butler sink. The property provides three ground floor bedrooms, two with en-suite facilities, and a separate bathroom.

The first floor unveils a striking living room with oak flooring a wealth of original oak beams, original mullioned windows and a wood-burning stove. Enhancing modern living are the benefits of underfloor heating and an in-built vacuum system.

A private access drive leads you to an extensive gravel driveway that offers ample off-road parking for numerous vehicles. A substantial detached garage and workshop barn style building stands adjacent featuring a dedicated office space and additional storage on the upper floor. This versatile space benefits from power, lighting, and a heating/AC unit in the office and the workshop area is kept comfortably warm by a wood-burning stove. The gardens envelop the property on three sides, creating a delightful setting.









LOCATION

Eye has many historic and listed buildings together with Cafes, Deli, Pharmacy, Butchers, Bakery, Hardware shop, Hairdressers, Reflexologist, Haberdashery shop, Chocolatier, Country market in Town Hall, Antique shop, Bank Arts Centre, WI, choir, Library, Country Pub and 2 Co-op supermarkets. Eye also has the well regarded St Peter and St Paul Primary School and Hartismere High School providing secondary education and Graded as Outstanding in its last Ofsted inspection. Diss lies 4 miles away and offers amenities including schools, health and sports facilities. Diss has direct rail services to London Liverpool Street station (approximately 1 hour and 20 minutes)

SERVICES

Oil fired central heating (underfloor and radiators). Mains electrics and water are connected with drainage via private treatment plant. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

LOCAL AUTHORITY

Mid Suffolk District Council
Council Tax Band – E

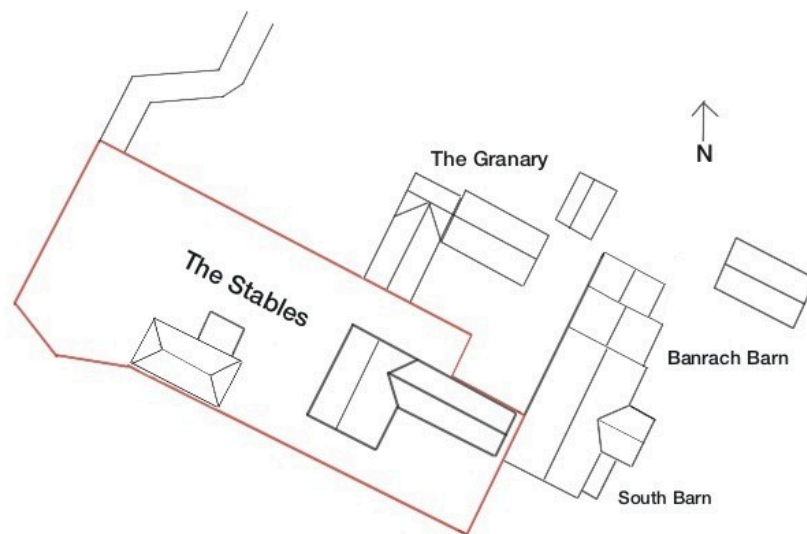
VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

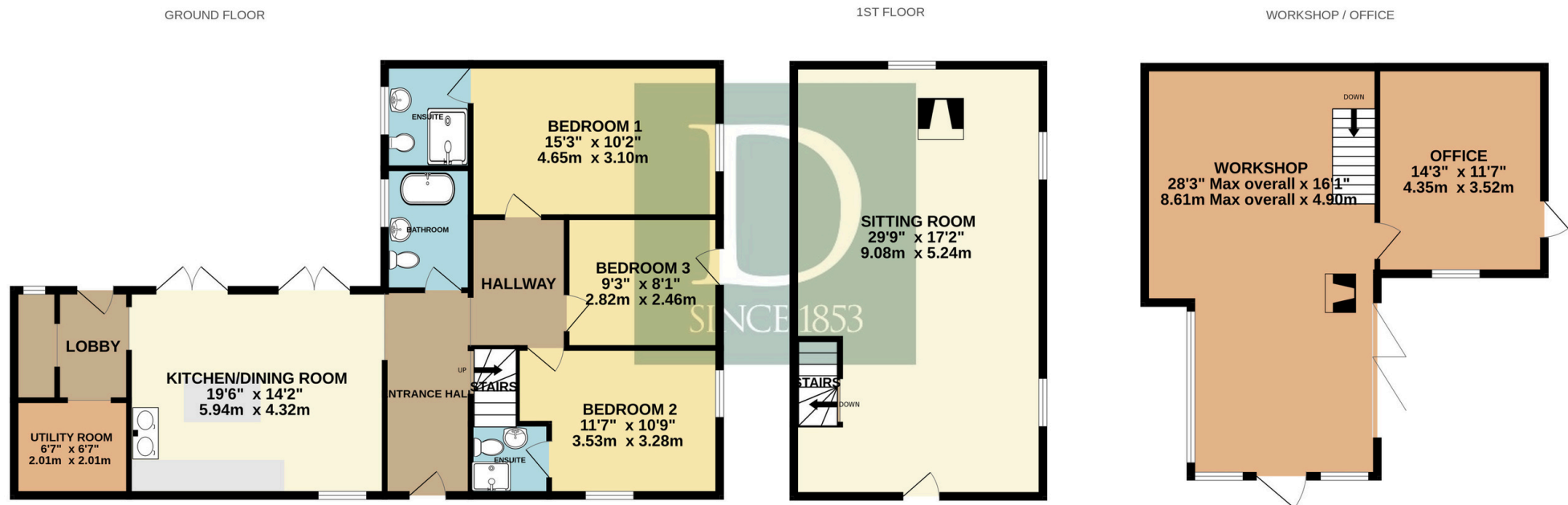
AGENT'S NOTE

There was planning, which has now expired, & Listed Building consent given for a single storey extension to rear house. Please enquire for further details.

BOUNDARY PLAN PROVIDED BY VENDOR (FOR ILLUSTRATIVE PURPOSES ONLY)



FLOOR PLAN



TOTAL FLOOR AREA : 2129 sq.ft. (197.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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