



Albion House  
Lambseth Street | Eye | Suffolk | IP23 7AE

# GEORGIAN ELEGANCE WITH A MODERN TWIST



In the heart of historic Eye, this exceptional Grade II listed Georgian home combines timeless period elegance with a warm welcoming atmosphere. Offering four bedrooms, generous reception spaces, a bespoke hand-built kitchen, and a delightful walled garden, the property is rich in character and charm throughout. With countryside walks on the doorstep and excellent connections via nearby Diss, you can have the best of both worlds here.



# KEY FEATURES

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- A wonderful four-bedroom Link Detached Grade II listed Georgian property
- Exceptional character features throughout
- A hand-built kitchen and adjoining breakfast room
- Two beautiful bathrooms and two large reception rooms
- A wonderful suntrap walled garden
- A large attic space currently used as a studio
- Immediate access to the surrounding countryside
- Located centrally within this sought after town
- Presented beautifully throughout
- A short drive from the amenities and train links of Diss

When asked what attracted them to this home, the current owners said “The central position within lovely historic Eye, the beautiful Georgian facade and so much space, a room for everything. We walked into the hallway, both looked at each other and our faces said “Yes!” The property has been thoughtfully preserved to retain its original character while now incorporating modern conveniences and design.

## Step Inside

Step inside and be inspired by the art of modern heritage living. The large entrance hall with stairs directly ahead, offers generous space for everyone to arrive together. A cleverly designed bathroom featuring a wonderful deep free-standing bath and a separate shower sits conveniently next to the stairs, a bonus when guests stay over. To the right is the beautifully proportioned sitting room with exposed wooden floorboards offering its own unique character and charm, whether hosting guests, relaxing beside the wood burner or enjoying a quiet evening with a book. Either side of the fireplace are quirky doors, one leading to a cupboard affectionately known as “The Office” with space for filing and a printer. The sitting room is one of the current owners’ favourite spaces, “It’s certainly the centre of the house with a lovely view to the courtyard and garden. The living room tends to be the coolest in summer and very cosy in the winter” they say. This room leads to the kitchen and breakfast room, combining beauty and practicality, offering generous storage, exceptional workmanship, and an inviting atmosphere for family life and entertaining alike. The kitchen, hand built by the owner, a professional artisan, flows naturally into a pretty breakfast room bathed in natural light, providing the perfect setting for an early morning cuppa, intimate family meals and opens onto the walled courtyard. Just off the kitchen is the walk-in pantry with storage space for that ever-needed extra fridge freezer, and also a separate laundry room keeping the working parts of family life hidden. Off the entrance hall to the left, is the formal dining room, which could also be a second sitting room if required. This dual aspect bright space has original floorboards and a chimney breast with theatre prop fireplace, a feature the owners introduced to provide a homely feel. The dining room has a door to the garage, and in turn a door to the outside garden store which is a great space for garden furniture, tools and logs.





# KEY FEATURES

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## A House with A Past. A Home for The Future

Properties of this calibre are seldom available – a distinguished Georgian residence and a carefully preserved piece of local history, enhanced by exceptional craftsmanship and thoughtful stewardship. While preserving its Georgian soul, the property has benefited from a series of significant improvements including a new gas-fired boiler and radiators, a water softener system, a water pressure pump, wood-burning stove, stylish ground floor bathroom with underfloor heating, secondary glazing to all front-facing windows and a premium Roger Oates stair and landing runner. These carefully selected additions provide peace of mind along with modern comforts, while remaining entirely sympathetic to the home's period character.

## Explore Upstairs

The first floor offers four beautifully proportioned bedrooms, each reflecting the elegance and scale associated with Georgian architecture. Thoughtfully presented throughout, the accommodation offers flexibility for growing families, guest rooms, or home-working arrangements. The family bathroom, with under-floor heating, is a statement in itself, an enormous room, which blends contemporary comfort with classic styling to complement the historic home. Above, accessed from the landing, eight original oak steps rise to what would possibly have been servants' quarters, now serving as an artist's studio, offering endless possibilities for creative pursuits, home working, hobbies, or additional lifestyle space. Peaceful and quiet, away from the rest of the house, it offers two good rooms with original oak floorboards. A previous owner used this as a photographic studio, and the house has attracted other artists and musicians too - Canadian born violinist Frederick Grinke lived here in the 1980s and decided to buy the house when he walked into the room on the first floor with the high ceiling and fabulous acoustics. There is scope here to convert the two rooms in the attic to additional accommodation if required, plus there is a partially boarded storage room, ideal for the Christmas tree!

## Step Outside

The enchanting walled garden is a true hidden sanctuary. Perfectly positioned to capture sunlight throughout the day, this private outdoor retreat offers a peaceful setting for entertaining, dining or simply enjoying the changing seasons. The courtyard offers shelter and much needed shade in summer, whilst strolling under the brick archway and along the path reveals a beautiful lawn, beds planted mainly with perennials returning every year, and a secluded pebbled seating area. A garage provides valuable storage, while established access arrangements ensure practicality without compromising the property's character, with on-street parking right outside the home.





OFFICE

































# INFORMATION

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## On The Doorstep

One of the property's most appealing qualities is its ability to offer both tranquillity and convenience. Positioned centrally within the historic town, everyday amenities are within walking distance including primary schooling and the well regarded Hartismere secondary school, two Co-ops, a butcher, post office, three cafes, a deli, hardware store, art centre, independent shops and of course a pub! A five-minute walk takes you to the GP and five minutes further into beautiful countryside.

## 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, Bungay, Southwold, Bury St. Edmunds and Woodbridge. The result is a lifestyle that combines the charm of historic market town living with outstanding connectivity.

## Directions

From Diss head south on the B1077 to Eye. Drive into the village and the property is 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 [///whirlwind.ringside.shadows](https://whirlwind.ringside.shadows)

## Services, District Council and Tenure

Gas Central Heating

Mains Electricity, Water & Drainage

Broadband Available – please check [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker) Mobile Phone Reception - depending on network provider Please see [www.ofcom.org.uk](http://www.ofcom.org.uk) to check.

Mid Suffolk District Council – Band E – Freehold

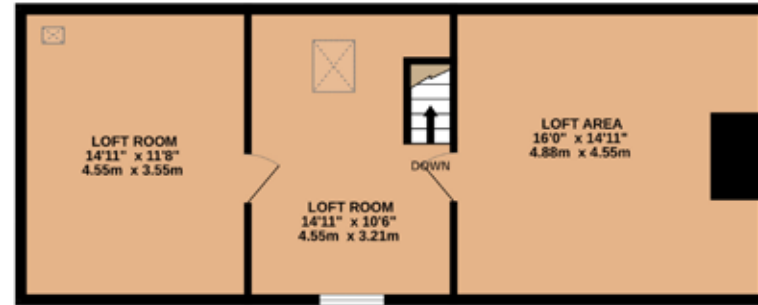


**TOTAL FLOOR AREA 2185 sq.ft. (203 sq.m)(approx.)**

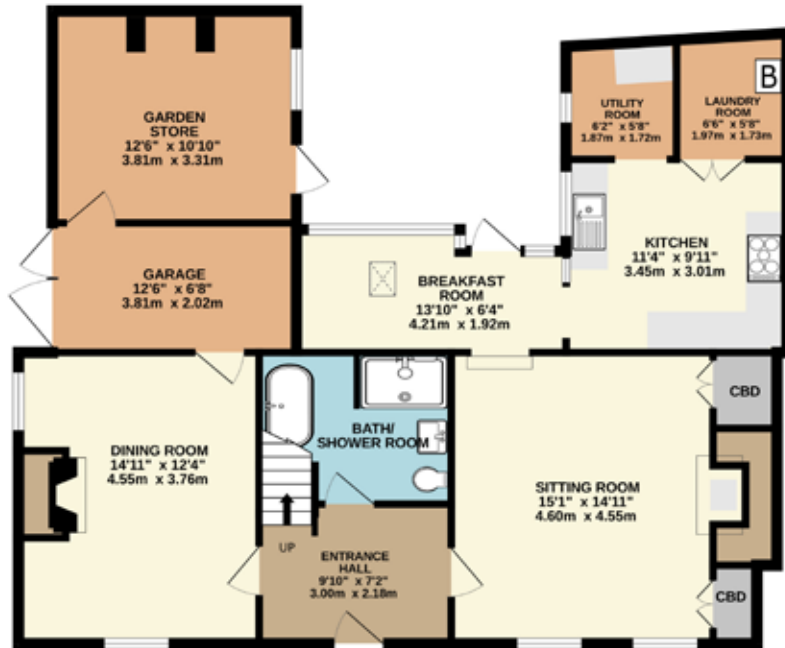
Accommodation: 1731 sq.ft (160.8 sq.m) -  
Garage/Outbuildings (incl. "Loft Area"): 457 sq.ft (42.5 sq.m)  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Produced by HomeSight Studios for Fine & Country Estate Agent.



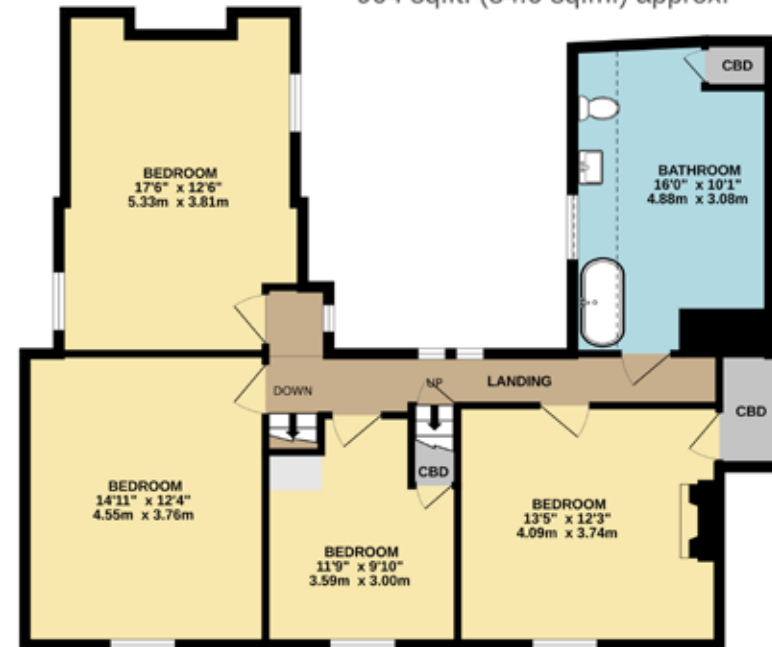
**2ND FLOOR**  
558 sq.ft. (51.9 sq.m.) approx.



**GROUND FLOOR**  
1045 sq.ft. (97.1 sq.m.) approx.



**1ST FLOOR**  
904 sq.ft. (84.0 sq.m.) approx.



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.



# FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY  
FOUNDATION

Fine & Country Foundation, charity no. 1160989

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