



Dove Yard  
Tacon Close  
Eye  
Suffolk  
IP23 7AU

Guide Price £435,000

*"I have loved living here. It's so private but equally so close to the shops and everything this lovely town has to offer."*





- A fantastic townhouse
- Large courtyard garden
- Flexible living space of 3/4 bedrooms and large living areas
- Garage
- Ideal 'lock up and go' house



#### Location

Dove yard is tucked away in the middle of town within walking distance of the various facilities on offer. Eye is a popular town which is quite small and has a real community feel supporting a range of day-to-day facilities as well as having a highly regarded secondary school up to sixth form level. The area is steeped in history with the castle just a little further down the road, and numerous walks in the countryside surrounding the town. There is easy access onto the A140 giving a swift route to Ipswich, 17 miles to the south, and Norwich around 23 miles to the north. For the commuter there are train stations at Diss (6 miles) and Stowmarket (14 miles) on the Norwich to London Liverpool Street line.





### **The Property**

This is a very stylish Grade II Listed property which offers very flexible living space and is an ideal 'lock up and go' type of house with its easily managed, but quite sizeable, courtyard style south facing garden. The house itself is a conversion of a wheelwrights which has made excellent use of space and the rooms have good levels of natural light through the large windows. This is particularly true in the spacious kitchen (with a Stanley range) and the upstairs living room both of which look into the courtyard. There are both ground and first floor bedrooms and bath/shower rooms although two have been used as an artist studio and a home office.

### **Outside**

Dove Yard has a large courtyard style garden to the front enclosed by a tall brick wall. There are flower borders, a mature tree and a magnificent wisteria believed to be over 90 years old running across the front. The courtyard is south facing and a real suntrap. In the corner is the garage with roller door and side personnel door.

### **Services**

Mains water, electricity, and drainage are connected. Oil fired boiler providing heating to radiators. Solar panels and photovoltaic panels. A mains gas supply was brought to the house but has never been used.

### **Directions**

From Diss entering Eye from Langton Green, go past the fire station and in around 100m turn right into a narrow road (Tacon Close) where Dove yard is almost immediately on the right.

### **Viewing**

Strictly by appointment with TW Gaze.

### **Freehold**

**Ref: 2/18789/MS**

**Council Tax Band - E**

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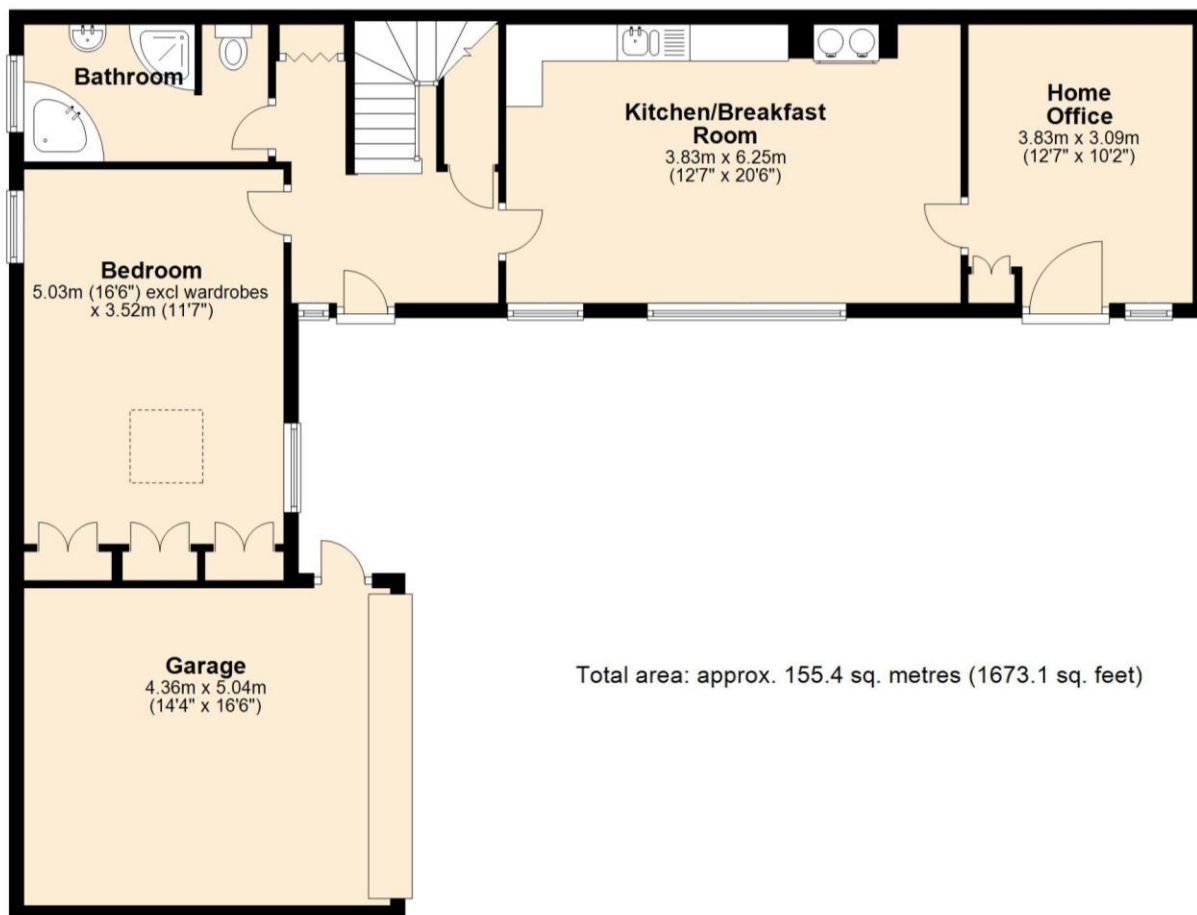
### First Floor

Approx. 61.8 sq. metres (664.8 sq. feet)



### Ground Floor

Approx. 93.7 sq. metres (1008.3 sq. feet)



Total area: approx. 155.4 sq. metres (1673.1 sq. feet)

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