



**Langton Cottage, Langton Green, Eye**

**Harrison Edge**  
Estate Agents



Set within outstanding gardens Langton Cottage offers extensive and tasteful accommodation combining period detail with modern convenience. Four double bedrooms along with shower and bathrooms combine with three reception rooms and social kitchen breakfast room with fabulous view of the garden. In all approximately 1.51 Acres (0.61 Hectares).

- Historic Eye property
- Lovely setting

- Triple Cart Lodge/Garage
- Home Office

- 4 Bedrooms
- 1.504 acres (0.609 hectares)

### Location

From Langton Green the town centre can be easily reached by foot enabling access to the many and varied facilities on offer. Whether young or old the town has something for everyone including a comprehensive range of shops, primary and high schools, health centre and bus routes. Positioned centrally within Norfolk & Suffolk the principal towns of Ipswich, Norwich & Bury St Edmunds are all within a similar distance of around 20 miles. Equally, the busy market town of Diss is around 5 miles providing a mainline rail station with service to London Liverpool Street in around 90 minutes, making the area popular and convenient for commuters. Langton Cottage is well placed on the edge of town with the network of rural footpaths surrounding Eye close by leading directly to open countryside - a haven for walkers and dog owners alike.

The town itself is essentially self sufficient offering an excellent range of shops and services along with schools at Primary, High and Sixth Form level. Furthermore, a number of cultural activities take place throughout the year including open air theatre, Classical Concerts and an Art Exhibition. Particular landmarks include the castle ruins and fine parish church described by Niklaus Pevsner as "one of the wonders of Suffolk".

### Description

Langton Cottage is more of a statement country house than a town home and is believed to have formerly belonged to the Brome Hall Estate. In our last dealings with the house the owners enjoyed a tenure of some thirteen years during which time they set about this wonderful site creating splendid gardens within the approximate 1.5 acres. The house itself is generously laid out providing flow and flexibility of use, catering for the requirements of modern living without losing period style and charm. The internal woodwork throughout is a particular feature and includes Georgian panelled doors, doorcases, skirting boards and window reveals. Furthermore, two handsome period cupboards adorn the dining room either side of a leaded picture window. The original timber framed building has been extended at various times through history most recently with a superb addition to the smart refitted kitchen, creating an 'all day' social space and tremendous vantage point from where to enjoy views of the garden. This has also enabled a second staircase to be inserted adding further to the convenience of the layout and 'flow'. Outside, a brick and tiled outbuilding has been converted into a Home Office which as a rectangular space could easily adapt to all manner of uses. Furthermore, serving the wide apron of gravel drive and parking area is a smart three bay cart lodge garage, two bays being open and the third providing secure storage behind double doors.

All in all this splendid house offers first class accommodation set within gardens and grounds to match. Given the ease with which the facilities of the town can be accessed and the proximity of open countryside, this really is the best of both town and country worlds.

### Entrance Porch

Featuring as with the majority of the house, leaded glazing. Inner and outer doors create an initial space prior to the main house and includes a mat well. This attractive approach leads through to the very useable...

### Reception Hall 4.88m x 3.76m (16' x 12'4)

Welcoming with fireplace and woodburning stove creating a relaxing space to sit. This is very much a useable reception room if required and previous owners took full advantage using it as a sitting room. Oak laminate flooring extends throughout and into the Dining Room beyond the chimneybreast. Coir matting adorns the straight staircase leading up to the first floor and complementing the stripped period woodwork and panelled doors. Double radiator, leaded windows and access through to the remaining ground floor areas. The hall extends alongside the chimneybreast connecting the dining room and has a window to the rear for yet more natural light.

### **Cloakroom**

Fitted with suite comprising low level wc and pedestal wash basin and laid with oak laminate flooring. Leaded window. Double radiator.

### **Dining Room 4.75m x 4.72m Min (15'7 x 15'6 Min)**

An elegant room for entertaining featuring a matching pair of Georgian corner cupboards framing a leaded picture window to the side in addition to a further window to the front elevation. An open fireplace (unused) has brick hearth. A cupboard to the side of the chimney extends beneath stairs. Two double radiators. Fitted bookcase.

### **Drawing Room 8.31m x 4.57m (27'3 x 15')**

A lovely big room with underfloor heating and bi-fold doors leading out onto the sandstone terrace and gardens beyond. A further window beyond the Portland stone 'manor house' chimneypiece and fireplace has an inviting and stylish window seat. This well appointed room features oak laminate flooring, two double radiators, television sockets, recessed ceiling spotlights along with 3-pin switched lamp circuit.

### **Laundry Room 3.73m x 2.03m (12'3 x 6'8)**

Useful ancillary space including sink unit and storage, plumbing for washing machine and additional appliance space. Wall cupboards. Ceramic pamment style flooring. Myson Velaire oil fired boiler supplies domestic hot water and radiators throughout. A window provides an outlook to the gardens.

### **Kitchen 5.13m x 3.12m Min (16'10 x 10'3 Min)**

An impressive space fitted with a locally crafted Beam Ends kitchen in traditional cupboard style incorporating smart twin bowl ceramic sink, pan drawers, wall units with underlights, timber and quartz worktop along with the excellent vintage two oven oil fired Aga in the traditional cream colourway.

Water softener. Of particular note is an original Victorian range in situ, and with mantle shelf above. The 'working' kitchen space leads through to the...

### **Breakfast/Day Room 4.32m x 3.84m (14'2 x 12'7)**

Impressive, extensively glazed breakfast/dining area forming a useable 'all day' space and linked with the first floor by the second staircase. This semi vaulted space will not only prove to be a favourite gathering point but also a tremendous vantage from where to enjoy the gardens. Double and single radiators along with a part glazed door leading outside.

### **Pantry 1.96m x 1.83m (6'5 x 6')**

With cold shelf in slate, additional shelving and window plus space for an upright fridge freezer and plumbing for a dishwasher.

### **First Floor Landing**

The landing winds through the first floor between staircases at the front and rear and is sufficiently roomy to accommodate furniture. The 'middle' landing has built in cupboard with access to loft space, door to rear stairs and landing, leads down to the Breakfast Room. A rare Georgian pitched pine arched doorcase and door leads through to one of two bedrooms in this section. Double radiator.

### **Bedroom 4.62m x 3.81m (15'2 x 12'6)**

Approached from the landing by an initial area, featuring a built-in bookcase and cupboards in a classic style before opening out into the main room being with double aspect windows to rear and side elevations. Wall mounted bedside lights. Double wall socket with USB point. Twin wardrobe cupboards sit either side of a door leading through to the...

### **En Suite Bath & Shower Room**

Stylish and well appointed featuring an oversize walk-in shower enclosure complete with monsoon shower head and hand held option The vanity basin is set on a two drawer unit matching the adjacent concealed cistern and low level wc. An adjacent roll top bath with floor mounted tap arrangement complete with hand held shower. All complemented by the finishing touch of attractive tiling and decoration along with mirror with integrated lighting, twin wall lights and recessed ceiling spots. Two stainless heated towel rails. Window to the rear elevation.

### **Bedroom 4.80m x 3.76m (15'9 x 12'4)**

A second large double aspect room having leaded windows to both front and side elevations. Double radiator. Built in former cupboard now serving as a workstation.

### **Bedroom 3.71m x 3.68m (12'2 x 12'1)**

Retaining period cast iron fireplace with grate and painted chimneypiece, leaded window to the front elevation, shelved cupboard and hanging cupboard. Double radiator.

### **Bedroom 4.90m x 3.12m (16'1 x 10'3)**

A fourth double room and double aspect to front and side elevations including cupboards to either side of the front dormer. Double radiator. Double socket with USB point.

### **Rear Landing 3.73m x 2.03m Max (12'3 x 6'8 Max)**

With window to the rear and stairs connecting to the breakfast area and kitchen. A cupboard which provides yet further storage has been opened up to allow a workstation to be created. Single radiator.

### **Shower Room**

Stylish contemporary finish with smart suite comprising shelf mounted washbasin, Makti shower enclosure with Grohe shower unit, low level wc all set within a stone type tiled space with window to the side. Built in airing cupboard with hot water storage tank and immersion heater. Traditional heated towel rail. Access to loft space.

### **Gardens & Grounds**

This tremendous period property sits within gardens providing many areas of interest. Approached from the road via a discreet entrance driveway, the spacious apron of gravel allows parking, turning and the first view of the attractive front elevation. The house is well screened from the road with the site featuring a number of notable deciduous trees and the remains of a former moat. The moat has expanded into a sizeable pond which is worthy of a small boat and practise fly casting. To the rear of the property more formal gardens include lawns, planting and seating areas including a wide sandstone terrace across the rear of the house and in May is set off by a flowering wisteria. The gravel driveway leads around the property via gates on the left to a range of buildings at the rear including a brick and tile HOME OFFICE/STUDIO with twin bi-fold doors, power, light and internal dimensions 20' 17 x 19' (6.15m x 6.08m Max.) Further buildings include a Potting Shed 9'9 x 7'8 (2.97m x 2.36m), Alton Greenhouse (unused presently), Machinery Store with double doors 11'7 x 8'10 (3.53m x 2.70m) and Wood Store 11'4 x 9'11 (3.46m x 3.02m). A redundant Chicken Run with block built Hen House can be found to one side mid-way down the garden.

The remaining gardens include a Fruit Cage, wildflower area and woodland walkway through the variety of trees. In all the grounds extend to 1.504 acres (0.609 hectares).

### **Two Bay Cart Lodge & Garage**

To the front of the property sits a splendid oak framed two bay cart lodge garage with secure garage as a third bay. Bays approximately 2.68m wide with a height of 2.09m and depth of 5.19m. Power & light is connected.

### **Services**

The vendor has confirmed that the property benefits from mains water, electricity and private drainage.

### **Wayleaves & Easements**

The property is sold subject to and with all the benefit of all wayleaves, covenants, easements and rights of way whether or not disclosed in these particulars.

### **Important Notice**

These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Harrison Edge has no authority to make or give in writing or verbally any representations or warranties in relation to the property. Any areas, measurements or distances are approximate. The test, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all the necessary planning, building regulation or other consents. Harrison Edge have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting any property.

### **Postal Address**

Langton Cottage, Langton Green, Eye, Suffolk, IP23 7HL

### **Local Authority**

Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich IP1 2BX. Telephone: 0300 123 4000

### **Council Tax**

The property has been placed in Tax Band G.

### **Tenure & Possession**

The property is for sale freehold with vacant possession upon completion.

### **Fixtures & Fittings**

All items normally designated as tenants fixtures & fittings are specifically excluded from the sale unless mentioned in these particulars.

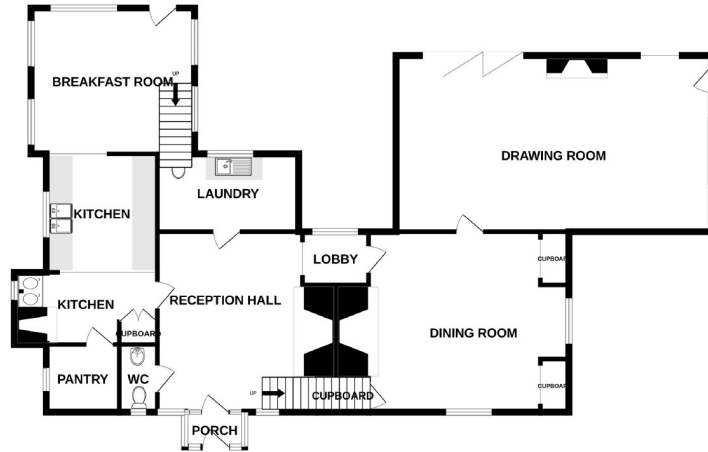
### **Viewing**

By prior telephone appointment with the vendors' agent Harrison Edge T: +44 (0)1379 871 563 07542 965 660 \*\*\* Covid-19 - No more than two related viewers will be admitted to the property and assurances must be provided neither party has Covid-19 symptoms or has suffered from the illness. Viewers must bring with them appropriate PPE. \*\*\*

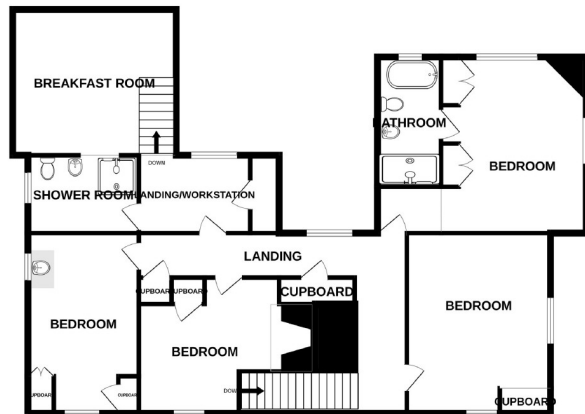
### **Directions**

From the town centre proceed away from the Town Hall, passing the famous serpentine wall and on to Langton Green. Just before the turning on the right for Brome Hall Avenue, Langton Cottage will be found on the right hand side behind a tall hedge.

GROUND FLOOR  
1402 sq.ft. (130.3 sq.m.) approx.



1ST FLOOR  
1255 sq.ft. (116.6 sq.m.) approx.



TOTAL FLOOR AREA : 2658 sq.ft. (246.9 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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### Energy performance certificate (EPC)

Langton Cottage Langton Green EYE IP23 7HL	Energy rating <b>F</b>	Valid until: 7 July 2030  Certificate number: 8408-8287-4722-8806-9303
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Property type	Detached house
Total floor area	236 square metres

### Rules on letting this property

#### ! You may not be able to let this property

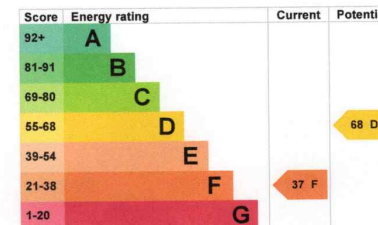
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Properties can be let if they have an energy rating from A to E. The [recommendations section](#) sets out changes you can make to improve the property's rating.

### Energy rating and score

This property's current energy rating is F. It has the potential to be D.

[See how to improve this property's energy efficiency.](#)

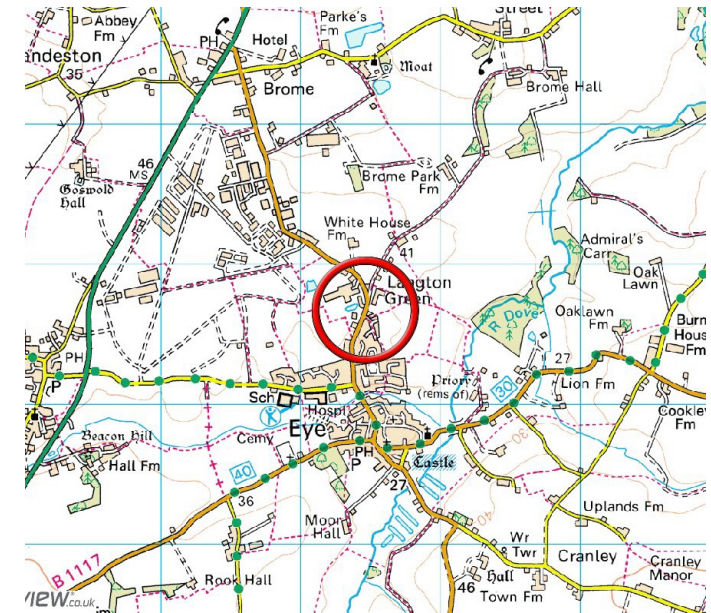


The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		68
(39-54) <b>E</b>	37	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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