



'Home at the heart of the town'  
Eye, Suffolk | IP23 7AB

FINE & COUNTRY

# WELCOME



Welcome to this charming and unusual Grade II Listed historic house, right in the centre of the market town of Eye, Suffolk. Its three bedrooms, two bathrooms and three reception rooms are spread over four floors in a layout that is idiosyncratic yet surprisingly gratifying – so much so that the house was featured on BBC's *Escape to the Country*.













- Fabulous Grade II Listed Home
- Fine Period House
- Accommodation Over Three Floors Plus A Cellar
- Cosy Sitting Room
- Lovely Light and Airy Dining Room
- Third Reception Room
- Excellent Kitchen Breakfast Room With Granite Work Surfaces
- Master Bedroom Suite with Bathroom and Dressing Room
- Two Further Bedrooms and Further Bathroom
- Pretty Small Garden

You can't miss this handsome and imposing house, a stout brick tower under a slate roof in the centre of town. As with many town-centre properties, it's actually rather older than it first appears, the smart brick frontage a Georgian addition built onto something much earlier behind. The house's history goes back to the late 1600s, according to the Historic England entry, but otherwise not much is known. Part of the appeal of living here, however, will be to uncover its past. You'll be able to start with an original auctioneer's notice from 1852 - to stay with the property - when the house exchanged hands for the now unbelievable sum of £135!

The idiosyncrasy starts outside with asymmetrical windows on the frontage and continues inside when you enter not into a hall but directly into the dining room. In fact, there is no hall, but when you see how well this layout works, with all four downstairs rooms leading one to another in a circular fashion, you might begin to think halls are overrated.

A square brick chimney column runs the full height of the house with brickwork exposed on the ground floor and top floor. The dining and sitting rooms share this chimney, the latter with a wood-burning stove in the hearth. The dining room fireplace is currently not in use, but it would be worth investigating to see how easily it could be reactivated. These two rooms are connected via a couple of steps in an open doorway.



\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



















Changes in level between rooms is a theme running through the house, adding interest and a pleasing separation of spaces. Uniform wooden beams cross the ceilings of these two rooms, complementing the exposed brickwork and painted floorboards. The look is of pared-back minimalism, showing the bare bones of the structure to their best advantage.

The kitchen retains its timeless charm with stripped pine cupboards and a terracotta tiled floor. It adjoins the dining room, again through a doorway with a change in level. This is a cosy spot with a second chimney stack and working fireplace. The owner loves a roaring fire in the kitchen in winter. A sunroom with a glass ceiling is directly off the kitchen. Currently in use as a business space, with a door to the street, it would also make a lovely bright dining room – in which case the current dining room might be redeployed. The options are many in this interesting house.

Before heading upstairs, a mention for the cellar below. Recently boarded out, fully fitted with electrical supply, and – most importantly – dry, it's a very useful storage room though it could equally be put to another purpose – media room, hobby room, work-from-home space, teen hang-out?

Two bedrooms are on the middle floor, both with built-in cupboards. Here the brick chimney stack has been plastered over for a smoother, brighter look, though the fireplaces remain.

A large bathroom with beamed walls is home to a claw-foot, roll-top tub and pedestal sink – combining modern functionality with a yesteryear aesthetic. The second chimney breast rises through this room and tucked into its side are the washer and dryer – a handy arrangement and so much better than in the kitchen!

The top floor of this already captivating home will be the clincher. Two rooms open to each other around the top of the chimney stack – exposed brick with sweet off-centre fireplaces – and have been brilliantly combined into a bedroom and large dressing room. A run of mirror-fronted cupboards facilitates the clean, spacious look. Modern honey-coloured smooth boards are underfoot and a chic shower room, tiled in natural stone, adjoins. Occupying its own entire floor, this master bedroom is a wonderfully private space.

The owner will be sad to leave the house she loves so much – “it's so full of character and history and has really brought out my creative side,” she says.

The front garden while admittedly small is not without a great deal of appeal, not least the huge grape vine growing over the porch. A tall hedge growing around the 200-year-old railings offers privacy, although the owner welcomes chats with passersby. “Everybody says hello if I'm in the garden,” she says. “People in this town are lovely –there is great community spirit.”









# STEP OUTSIDE



Library Image

Eye is a well-served town with two supermarkets, a butcher's shop, a baker, a deli, antiques shops and even a chocolatier! "Everything is on the doorstep - you don't need to drive," says the owner. Should you need to venture farther afield, Diss is a very short drive away (also on a bus route from Eye) with its fast and regular rail connections to London, Norwich and Cambridge. Beautiful countryside is on the doorstep with Pennings Nature Reserve, Thornham Walks, and Eye Town Moors a few minutes' stroll from the door.

## Agents Notes

Tenure: Freehold

Local Authority: Mid Suffolk District Council - Band D

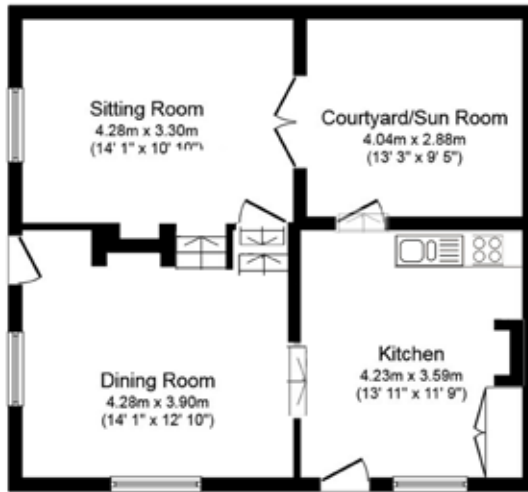
Services: Mains Electricity, Water Drainage and Gas, Gas Fired Central Heating.

Directions: Proceed from the market town of Diss along Victoria Road taking a right hand turn past Diss golf club. At the roundabout take the third exit onto the A140 and take a left hand turn signposted Eye. Follow the road to the T junction taking a left-hand turn. Follow to road into Eye and take a right at the Eye Town Hall - clock tower and the property will be found on the left-hand side.

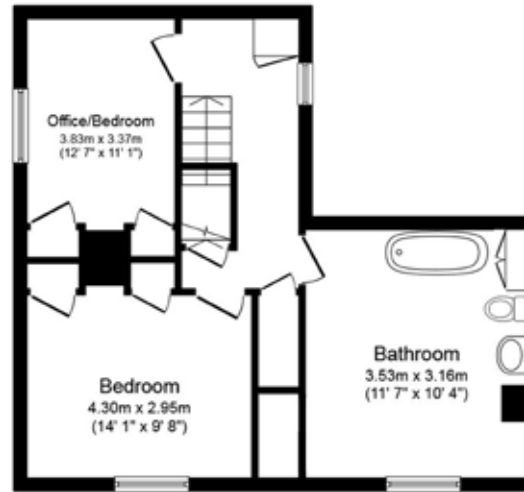
What 3 Words Location: Every 3-metre square of the world has been given a unique combination of three words. Download the app and use the following three words to pinpoint the exact location of the property - townhouse.registry.dusted



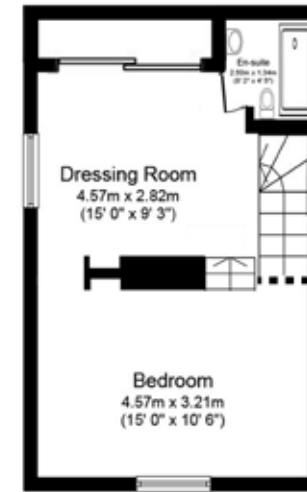
Property - DIS4390  
Approx. Internal Floor Area - 1625 Sq ft / 151 Sqm



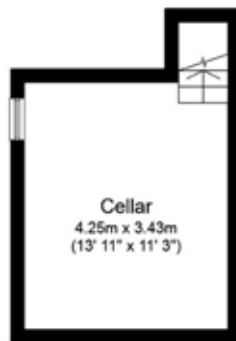
Ground Floor



First Floor



2nd Floor



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