



'Contemporary Modern Living in a Beautiful Location'
Eye, Suffolk | IP23 7NH

FINE & COUNTRY

WELCOME



This stylish new five-bedroomed family home, built by its current owners to the latest spec in technology and modern design, is guaranteed to be future-proof for some time to come. Yet while the house looks forward, the panoramic view over the Dove Valley is timeless. Worthy of a Constable landscape, this stunning vista transports you back to simpler times, offering the perfect retreat from the pressures of modern life.







- Exceptional Modern Home - Offering Contemporary Luxury
- Fabulous Far Reaching Countryside Views
- "A" Rated EPC - Superb Insulation and Heating System
- Light and Airy Throughout - Very Comfortable Living
- Accommodation Extends to Around 2695 Square Feet
- Up To the Minute Tech - Control 4 Sound System, CCTV, Alarm and Air Conditioning
- Five Bedrooms on Two Upper Floors
- Three Bathroom/Shower Rooms
- Large Open Plan Sitting Room/Family Room/Kitchen
- Triple Garage with Space Above

The exterior of this handsome farmhouse-style home, with its steep roof of clay pantiles, Flemish bond brick elevations and handmade oak porch, utilises the very best of English building traditions. Inside, however, it's a different story. With none of the low ceilings or beams you might expect in an earlier iteration of a classic country house, there are instead voluminous white living spaces, arranged in exactly the layout modern life now requires.

A single 50-foot expanse across the full length of the building combines kitchen, dining and living areas in a seamless flow, perfect for entertaining. Two sets of bi-fold doors and an over-sink window look out to the beautiful Dove Valley, allowing light in all day long as the sun travels from one end to the other. Underfoot, stylish marble slabs in a pale natural colour reflect light, as do the brilliant white quartz kitchen counters.

At one end of this space, in a single nod to tradition, is a full-height brick chimney breast with sturdy square oak lintel and a wood-burning stove in the hearth below. Logs are stored neatly in the recessed cabinetry on either side. It's a generous seating area with an alluring distant view through a wide stretch of bi-fold doors. A dining area, also with bi-fold doors, sits between this living room and the kitchen at the other end.



* 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.













And what a kitchen! As with everything else in this property, no expense has been spared. This is top-notch craftsmanship from Cornerhouse of Bury St Edmund's who have hand-built these stunning cabinets in a smart French navy. The quartz counters flow around two sides of the room and also top a sizable central island, large enough for a sit-up eating spot at one end. There's plenty of workspace for several cooks. The third side of the room is home to a full-height larder system that may well seal the deal if you're a keen cook and like entertaining. It's every bit as commodious as a pantry but much more accessible. The range cooker combines the chef's dream of a gas hob with electric ovens.

This elegant living and entertaining area is backed up by two modern-day necessities: a beautifully finished utility and boot room and a home office with ample space for two people to work as well as lots of storage behind the same quality oak doors used throughout the house.

Up the central staircase, you'll come to a wide seating area – another spot to relax and take in the aforementioned view. It's easy to see why the owners love taking their morning coffee here.

The master bedroom with its double-aspect windows is sizable and helped greatly by the adjacent walk-in dressing room – meaning furniture needn't clutter the room. Through here is an en-suite shower room with some particularly striking tiles, sparkling emerald green in a herringbone arrangement which sing out against the brilliant white walls in a refreshing combination you won't tire of.

Also on this middle floor are two further double bedrooms and a smart family bathroom in black and white with a crittall shower screen and mirror to match.

Up a second flight of stairs, two further bedrooms and a third shower room sit under the roof lit by skylights and windows at each gable end.

Much more in the style of a traditional stable block, the triple garage is unusually handsome with its clay pantiles, featheredge oak boarding and three sets of double wooden doors with traditional T-hinges. Inside, it's brighter than you'd expect thanks to abundant overhead lighting and a shiny resin floor. More than 700 square feet await your purposes, not counting the loft space above – storage for cars and garden machinery, a workshop space, a home gym. There's room for it all. Upstairs, the loft is lit by a large gable-end window, and offers much conversion potential, subject to local planning permission.

A stone terrace wraps around the building, while the rest of the garden has been put mainly to grass and awaits the keen gardener's or landscaper's vision – though it's lovely already in this simple state. The wide view across the valley is the main event, after all, and the grass landscaping leaves this vista uncluttered from all rooms at the rear. The secluded location, up a no through country lane, is in fact not more than a short walk from the pretty market town of Eye. It's a wonderful spot for dog-owners with a variety of country walks to be enjoyed right out of the door.











STEP OUTSIDE

Eye is a well-served town with two supermarkets, a butcher's shop, a baker, a deli, antiques shops and even a chocolatier! It's also in easy reach of London for commuting as 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.

Agents Notes

Tenure: Freehold

Local Authority: Mid Suffolk District Council – Band G

Services: Mains Electricity & Water, Bottled Gas for Cooking, Air Source Heat Pump Heating, Private Drainage (Water Treatment Plant). Control 4 Sound System, CCTV, Alarm and Air Conditioning.

Directions: Proceed from the town of Diss along Victoria Road taking a right hand turn past Diss golf club. At the roundabout take the second exit and follow the road to the T junction on the A140. Take a right-hand turn and then a left turn signposted Eye. Continue to the next T junction taking a left-hand turn toward Eye. Follow the road through the town and take a left-hand turn onto Castle Street which continues into Hoxne Road. Take a right-hand turn into Ludgate Causeway and the property will be found on the right-hand side on an elevated position.

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 - digested.footballers.observe

Postcode - IP23 7NH

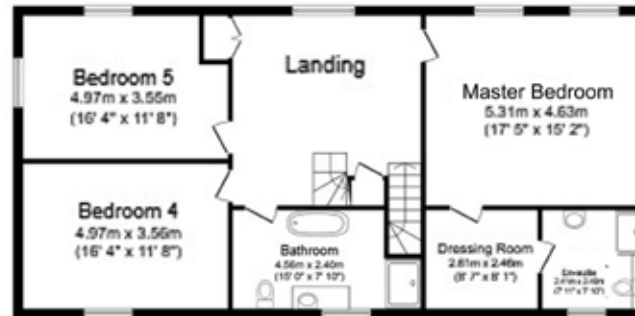


| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not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

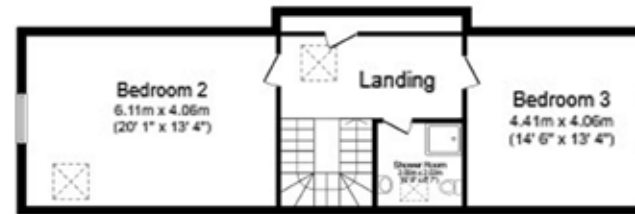
Approx. Internal Floor Area - 2965 Sq ft / 275 Sqm
Approx. Internal Floor Area of Garage - 700 Sq ft / 65 Sqm



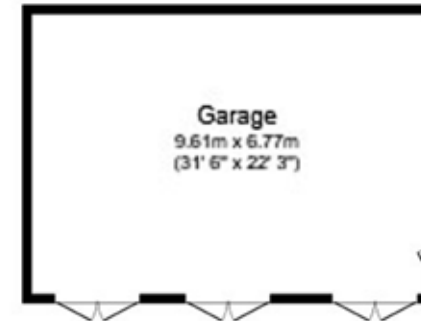
Ground Floor



First Floor



2nd Floor



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