

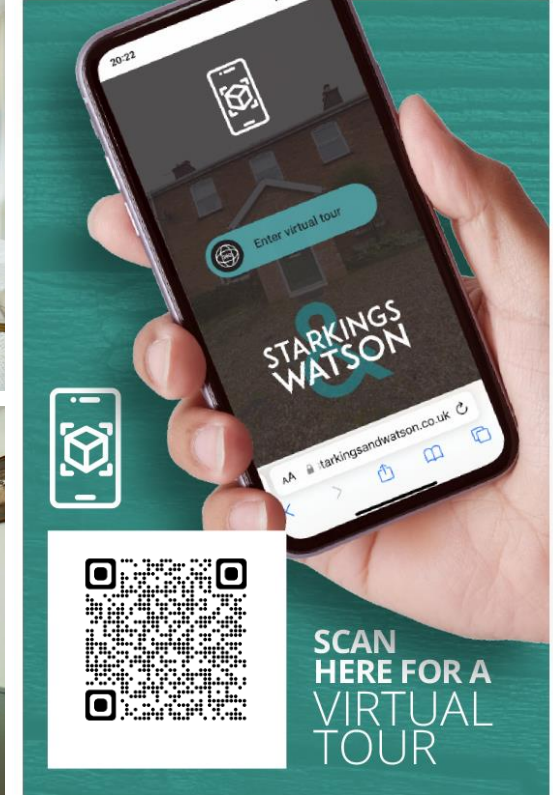
HOXNE ROAD

Eye IP23 7NJ

Freehold | Energy Efficiency Rating : TBC

To arrange an accompanied viewing please pop in or call us on 01379 450950

FOR SALE
PROPERTY



arla | propertymark
PROTECTED

naea | propertymark
PROTECTED

The Property
Ombudsman

For our full list of available properties, or
for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk

BEST
ESTATE AGENT GUIDE
AWARDS 2023
WINNER
(HONOURS)
AWARDED FOR
MARKETING | SERVICE | RESULTS

BEST
ESTATE AGENT GUIDE
AWARDS 2023
WINNER
LETTINGS
AWARDED FOR
MARKETING | SERVICE | RESULTS

STARKINGS
&
WATSON

- Motivated Vendor!
- Charming Character Cottage
- Semi-Rural Location
- Immaculately Presented
- Close to the Town Of Eye
- Two Reception Rooms & Separate Kitchen
- Three Bedrooms
- Delightful & Surprisingly Large Gardens

IN SUMMARY

Located in a SEMI-RURAL position on the outskirts of the town of EYE, you will find Rettery Cottages, a collection of delightful period homes forming part of a converted former Flax Mill dating back to 1832, still retaining much of its original character. The property offers more internal space than first meets the eye, extending to approximately 900 Sq. ft (stms) with a conservatory leading to the main reception room with PARQUET FLOORING and a NEWLY INSTALLED WOOD BURNER. There is a kitchen around the corner, semi open plan to the main reception space, with a PANTRY CUPBOARD as well as a separate dining room. On the first floor there are THREE BEDROOMS with one leading through to the other and a bathroom. The cottage also boasts an attractive rural setting surrounded by countryside with generous and secluded gardens to the front and also beyond the cottage to the rear as well as options for off road parking.

SETTING THE SCENE

Approached from the shared private access from the roadside, there is the option of parking on the track. The property is then approached from the rear passing the neighbouring cottages leading to the main access door into the conservatory.

THE GRAND TOUR

Entering the cottage from the rear into the conservatory you will find a useful space ideal for a table, chairs and further storage. This leads into the main sitting room with a lovely parquet flooring, brick built fireplace housing a wood burner, with further access to the lobby with stairs leading to the first floor landing. The sitting provides access to the rear garden and is semi open plan to the kitchen. The kitchen offers cupboard storage with rolled edge work surfaces as well as space for a freestanding oven, washing machine and fridge freezer, there is also a great under-stairs pantry cupboard. The kitchen leads into the separate dining room with panelled walls and the same parquet flooring. Heading up to the first floor landing which is vaulted with exposed timber ceiling beams you will then find access to the bedrooms. The landing is split in two and the first part to the right offers the main bedroom and family bathroom. The bedroom has built-in storage and the bathroom has now got a shower instead of a bath. The second part of the landing offers access to the further two bedrooms with one leading into the other and more built in storage.

THE GREAT OUTDOORS

Set back from the road down a private access the property is secluded benefiting from an a well maintained and enclosed cottage style front garden. The front garden provides a good degree of privacy and offers a paved patio, lawns and various planting areas, as well as a garden shed and a working end close to the roadside. In addition, there is a separate area of gardens just a short distance from the cottages providing further and extensive lawns with timber built summer house, shed and greenhouse. There is also vehicular access to the section of garden off the shared lane so could easily be used for parking if required.



To arrange an accompanied viewing please call our
Diss Office on **01379 450950**



OUT AND ABOUT

The property is located in Eye, a historic town offering an assortment of local shops and businesses. The local schooling is highly thought of with Nursery to High School ages catered for. Services include health centre, butchers, bakers, deli, supermarkets and chemist amongst others. The market town of Diss (approximately 5 miles away) offers an extensive range of further amenities. Diss also benefits from a mainline rail service which runs between the City of Norwich and London's Liverpool Street Station.

FIND US

Postcode : IP23 7NJ

What3Words : ///rocker.yummy.instilled

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property

AGENTS NOTE

The property is accessed from a private shared access with the neighbouring cottages. The property benefits from private drainage and currently has no central heating.

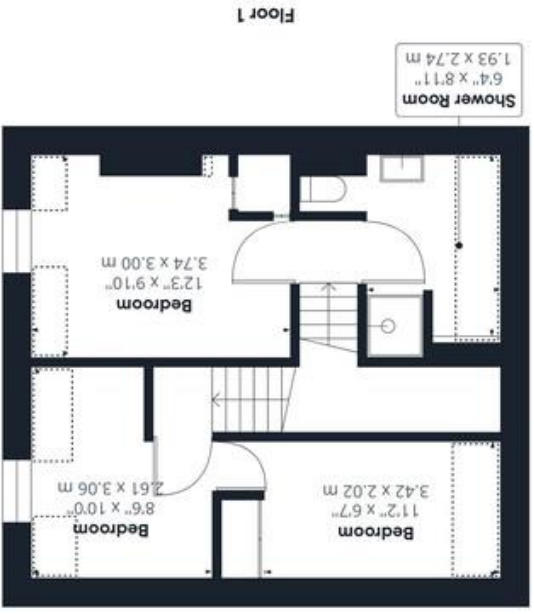
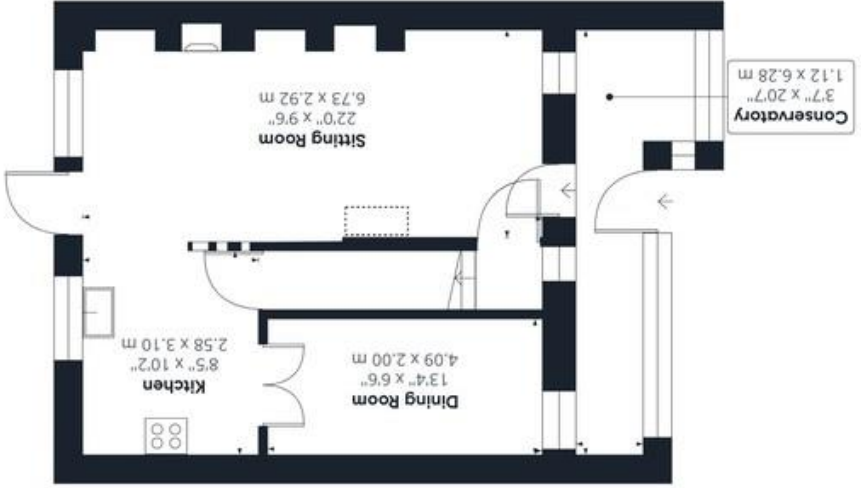
Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



For our full list of available properties, or for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk



Approximate total area⁽¹⁾
922.51 ft²
85.70 m²

Reduced headroom
64.64 ft²
6.00 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

GIRAFFE 360
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.