



'Stylish Period Cottage'
Langton Green, Eye, Suffolk | IP23 7HL

WELCOME



If you are looking for a beautifully presented character cottage in the heart of the countryside, yet close to key amenities, this wonderful heritage property delivers on all counts. Set well back from the road, the property offers three bedrooms, a traditional Aga kitchen and a bright well-proportioned sitting room. Set on a plot of around a quarter of an acre, this is cottage living at its best.







- Charming Detached Grade II Listed Period Cottage
- Set Well Back from The Road
- Well Served and Popular Castle Town
- Around A Quarter of An Acre Plot (stms)
- Light And Airy Sitting Room
- Three Bedrooms
- First Floor Bathroom and Ground Floor Shower Room
- Traditional Aga Kitchen with Pantry
- Formal Dining Room

This Grade II Listed cottage is a perfect example of how character charm and ample light need not be at odds. While exposed beams and cosy cottage-sized windows often result in dark rooms, this stunning home defies that convention. The home is beautifully bright and cheerful throughout and has been tastefully decorated to exploit the unique character features.

The owner explains how Heritage List records show that the cottage was probably built in the early eighteenth century as two smaller dwellings; possibly to accommodate workers at the local estate before being altered in the late twentieth to become a single property.

Entrance to the cottage is via a useful entrance lobby, which provides a convenient space for ditching your muddy boots after a bracing walk along one of the many footpaths accessible from behind the property. Entering the expansive hallway, you are met with a sizeable shower room to the right-hand side. This room was stylishly updated by the current owners in 2019 and has been fitted with a large shower tray and elegant wall and floor tiles. The room also been fitted with underfloor heating.

The delightful dual aspect sitting room provides an inviting space in which to relax and unwind. On one side, three separate windows flood the room with natural light, while on the opposite side, double doors lead to the garden patio. This thoughtful arrangement infuses the room with a cheerful brightness, creating a welcoming space in which to enjoy your down time.



* 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.













There's character in abundance in the stunning dining room which boasts fabulous, exposed beams and a feature inglenook fireplace with woodburning stove. The room is a perfect setting for family meals and gatherings, with picturesque garden views offered through the room's expansive windows.

The kitchen/breakfast room is a bespoke Aga kitchen with a traditional tiled floor. The eclectic units are open-fronted and functional, which creates a homely, unpretentious charm. The room is joyfully bright and fitted with a double ceramic Belfast sink, oak worktops and an iconic, oil-fired, two oven Aga. This not only serves as a versatile cooking appliance but provides a reliable source of hot water and heating in the kitchen - not to mention, it's a fantastic visual centrepiece! A large walk-in larder offers surplus storage.

As you make your way up to the first floor of this picture-perfect home, you'll find three inviting bedrooms. A skylight window provides natural light to the landing area, illuminating the soft whitewashed walls, which contrast nicely with the natural wood beams that continue on this floor. The main bedroom has built-in wardrobes and features the same arresting character beams found throughout this charming home. This room's double aspect invites an abundance of natural light.

There is a well-appointed family bathroom on this floor which has been stylishly fitted with a roll-top bath and beautifully tiled with teal mosaic tiles to the floor and lower walls.

The property is set well back from the road, within its own gravelled driveway, which provides ample parking for several vehicles. The location of the cottage is second-to-none, with spectacular countryside views all around.

There is a large garage with light and power as well as a connected shed and lean-to for extra storage.

The pretty, south-west facing garden is laid mostly to lawn, with plenty of mature plants and shrubs planted throughout, including apple, pear, plum and damson trees. The current owners have also established a vegetable patch, currently planted with fruit beds and herbs.

The charming market town of Eye, located 4 miles south of Diss and 23 miles south-west of Norwich, is a historical gem surrounded by the scenic beauty of the Suffolk countryside. Its rich history is evident in the well-preserved Eye Castle, dating back to the Norman conquest in 1066 which now offers visitors a chance to explore its fascinating past.

Eye boasts a thriving local community, with an array of amenities including two supermarkets, a butcher, local pub, local bakery, hairdressers, hardware shop, GP surgery and chemist. There is also a selection of take-away restaurants as well as independent shops. The town enjoys a range of sporting facilities too, including a gym, sports field, cricket club, bowls club as well as a network of footpaths and parks where you can explore the surrounding area further.



STEP OUTSIDE



How Far Is It To

The town is very well placed for wider connectivity to the market town of Diss (4 miles) with its range of shops and amenities and direct train services into London in 90 minutes and Norwich (20 minutes).

Agents Notes

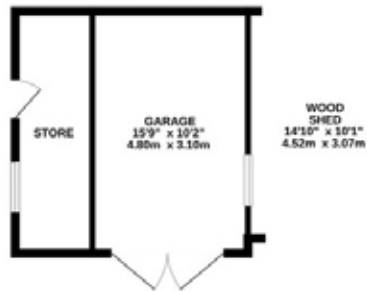
Tenure: Freehold

Local Authority: Mid Suffolk District Council – Band E

Services: Mains Electricity, Water & Drainage, OFCH.

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 second exit through the village of Stuston. At the T junction of the A140 turn right and then first left onto the B1077 towards Eye. On entering Eye 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 - [requested.trainers.blueberry](https://www.requested.trainers.blueberry.com)



GROUND FLOOR



1ST FLOOR



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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