



Grove Cottage
Low Road | Denham, Eye | Suffolk | IP21 5ET

CHOCOLATE BOX CHARM



Discover the epitome of countryside living with this enchanting, 18th century thatched cottage, nestled in the heart of rural Suffolk. Boasting three bedrooms, a desirable self-contained annexe, a 0.4 (STMS) acre plot and a range of fabulous original features, this chain-free property offers a truly idyllic escape from the clamour of modern life.



KEY FEATURES

- A beautiful three-bedroom semi-detached Character Property
- A separate one-bedroom annexe
- A quiet and peaceful rural location
- A plot of approximately 0.4 of an acre
- Exceptional views of the surrounding countryside
- A truly idyllic location
- Parking for multiple vehicles
- A short drive from the train links and amenities of Diss
- No Chain

Step Inside

Step inside your own fairytale cottage and let the rustic charm wash over you. Original exposed beams, stone floors and open fireplaces punctuate the rooms of this delightful home. Entrance via the porch leads directly into a spacious kitchen/diner, where stairs lead to the first floor. Each room in this welcoming cottage provides a unique glimpse into the past, making every corner a delightful discovery. Whether you are relaxing by the fireplace on a chilly evening or enjoying a meal with loved ones in the kitchen diner, this cottage provides a warm and inviting haven away from the hustle and bustle.

Country Kitchen

The bright, homely kitchen breaks away from traditional design norms, embracing a bold and eclectic cottage-style aesthetic. The vibrant splashback tiles inject a lively burst of colour, creating an eye-catching contrast against the warm, natural tones of the wooden countertops. A classic Belfast sink and traditional taps add a touch of vintage charm. The combination of these elements results in a unique space that is packed with personality. A large open brick fireplace provides a striking focal point within the room, while out the double aspect windows, pretty views of the garden can be enjoyed as you busy yourself with dinner prep.

Plenty Of Character

Flowing from the kitchen and dining area is a generous sitting room. This bright and welcoming dual-aspect space features soft, neutral tones on the walls, complemented by warm, golden beams that stretch overhead. At its heart is an exposed brick fireplace with an open grate. Frequently used by the current owners, it offers a cosy spot to gather around during cooler evenings, filling the room with a comforting glow.





KEY FEATURES

Exploring Upstairs

The cottage's charm continues upstairs, where exposed studwork provides a peek into the property's historic architecture. On this floor, you'll find three delightful bedrooms, each offering a peaceful retreat for a restful night's sleep, accompanied by the gentle rustling of leaves in the breeze from the trees outside. The two larger bedrooms are equipped with built-in cupboards which provide useful storage. The principal bedroom stands out with its elegant wrought iron fireplace, adding vintage charm and creating a pretty feature. The family bathroom, conveniently accessible from the landing, features a corner bath, perfect for relaxing soaks.

Step Outside

Additional living space can be found in the detached one-bedroom annexe. This separate unit is thoughtfully designed with an open-plan layout, making it versatile and easy to personalise according to your needs. The annexe features a separate shower room which provides convenience and privacy, allowing guests to enjoy their own space away from the main cottage. This self-contained living space is ideal for individuals who value their independence yet wish to remain near the main house. It offers an excellent solution for hosting visiting guests or providing a private retreat for an older child who is nearing independence.

The generous gardens are laid predominantly to lawn and combine a large plot to the front of the cottage. The pretty gardens offer plenty of space for outdoor activities and are dotted with mature trees and shrubs, creating a variety of shady spots that are perfect for setting up a recliner and relaxing on a hot summer day. For those with dogs, there's a fully enclosed section of the garden that provides a safe and secure area for your four-legged friend.

Sow And Grow

There's much to delight the gardening enthusiast here. Raised planters invite you to grow your own produce while the greenhouse provides an ideal environment for cultivating exotic plants and starting off seedlings. The grounds are also home to an assortment of productive fruit trees, which, according to the current owner, have yielded several bags of delicious fruit this year. These elements combine to create a gardener's paradise, offering endless opportunities to flex your horticultural muscle. Additionally, the property boasts several outbuildings, including a shed equipped with power, making it a versatile space that can be used for

















The Annexe









INFORMATION



On The Doorstep...

The location of this stunning cottage is ideal for picturesque countryside walks straight from the doorstep. A winding path through the countryside unveils breathtaking views of the area. Be sure to take in the charming local pub during your stroll, where you can enjoy traditional dishes crafted from locally-sourced ingredients.

The quaint market town of Eye is located less than four miles away. This historic treasure boasts a rich past that is perfectly showcased in the well-preserved Eye Castle which dates back to the Norman conquest in 1066. Eye offers a vibrant community with abundant amenities including a good selection of local grocery stores (two Co-ops), a butcher, a pub, bakeries, cafes/deli's and recreational facilities. Thornham walks is a lovely gentle forest walks area close by too.

The market town of Diss (7.9 miles) offers a good selection of shops and a weekly market in addition to a mainline station with direct services into London Liverpool Street (90 minutes) and Norwich (20 minutes).

How Far Is It To...

The cottage is conveniently located for exploring both the Suffolk and Norfolk countryside and coastline, with many picturesque market towns and villages nearby. The Heritage Coast is just an hour's drive away and features seaside towns like Southwold (25 miles), Aldeburgh (26 miles), and Walberswick (23 miles).

Agents Note: We are informed that there is a right of passage across the neighbours driveway, (cost of repairs is split between the two properties).
Directions: From Diss head south on the A140 and take the B1077 to Eye. In Eye take the B1117 all the way to the turning with Low road. The property is up on the hill on your right.

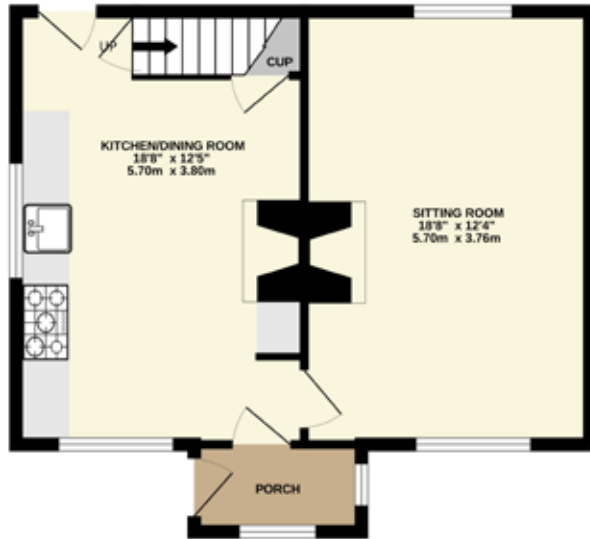
What Three Words Location

Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... /// /actor.contact.browsers

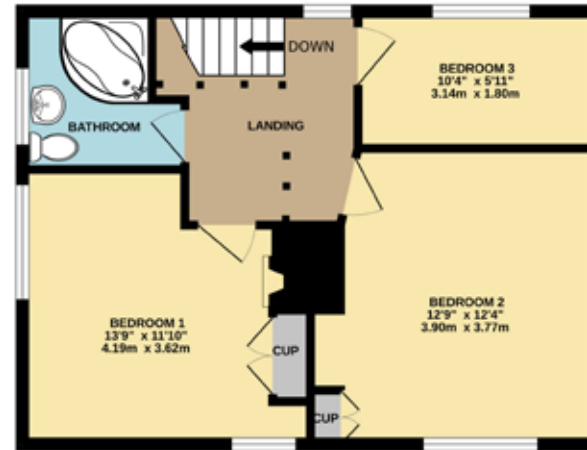
Services, District Council and Tenure

Air Source Heating, Mains Electricity & Water, Private Drainage.
Broadband Available - We are informed that Fibre is available to the house, please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.ofcom.org.uk - to check Mobile/Broadband Availability
Mid Suffolk District Council - Tax Band C.
Freehold

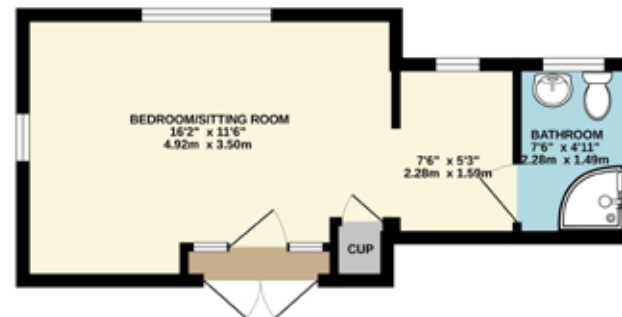
GROUND FLOOR
469 sq.ft. (43.6 sq.m.) approx.



1ST FLOOR
453 sq.ft. (42.0 sq.m.) approx.



ANNEXE
260 sq.ft. (24.2 sq.m.) approx.



TOTAL FLOOR AREA : 1182 sq.ft. (109.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2024

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	40 E	
21-38	F		
1-20	G		

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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THE FINE & COUNTRY
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