



The Vinery  
42 Church Street | Eye | Suffolk | IP23 7BD

# HISTORY AND CHARACTER



On the market for the first time in more than half a century, this extraordinary Grade II listed property is brimming with history and character. It's also deceptively large with an almost indeterminate number of bedrooms – at least seven. And – quite unusually for a town centre location – it's detached, has a large enclosed garden and plenty of off-street parking.



# KEY FEATURES

- An Extraordinary Grade II Listed Detached Property in the Town Centre of Eye
- Seven Bedrooms; Four Bath/Shower Rooms
- Kitchen with Breakfast Room and Separate Utility
- Ground Floor WC and Cellar
- Further Kitchen providing Multi-Generational Living Opportunity
- Four Reception Rooms plus a Sun Room
- Huge Attic Rooms - Ideal for Home Workers or Artists
- Plenty of Off-Street Parking and a Double Garage
- Stunning Views of the Church and Castle
- No EPC Required

With parts dating back to as early as 1480, the property has a long history and, as you would expect, has seen multiple additions and alterations over the centuries. Currently a single home of considerable size, it consists of two formerly independent dwellings which were bought by the owner's parents and joined together in 1973. The result is a multi-roomed and expansive residence with space for a large family, hordes of guests, elderly dependents and several home-workers – and all at once! Yet, with two staircases, several front doors, two kitchens, and parking to one end of the frontage, there is still huge flexibility into how you might again divide up the property into separate areas – either formally or informally.

## Step Inside

Although you'll probably enter through a side hall from the gravelled parking area, the property is entered to best effect from a door on the street which brings you directly into the most impressive room of all. Known as "the library", and large such that even a grand piano barely registers, this voluminous space is enhanced by its beautiful wood floor of polished ash. A cross of hefty oak joists crosses the ceiling but otherwise the Tudor origins are less obvious. Here, and elsewhere downstairs, is evidence of Georgian and possibly Victorian upgrading – handsome panelled doors, arched recesses and enlarged windows which fill the house with natural light. At well over 400 square feet, here is living space enough but this room is only one of four reception rooms, and that doesn't include the sun room or kitchen. At the east end of the house, is a splendid sitting room with a wide bay window and a log-burner in the hearth. In front of it is the dining room, thought to be the oldest part of the house – and certainly the exposed beams suggest as much. Down the hallway, you come to the kitchen – and the 21st century. A wide galley layout includes eye-level ovens, an electric hob and plenty of space to work.





# KEY FEATURES

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There is also – appropriately in a large period property – an Aga. The ceiling slopes gently towards a wide west-facing window overlooking the garden, making this a sunny and pleasant place to prepare meals. Immediately adjoining, via some ancient open studwork, is an informal dining room or breakfast room in an arrangement ideal for keeping diners in chatting distance but not underfoot.

## A Tale Of Two Houses

Another door from the street leads to a central hall and here you might make an informal division. Indeed the owner's grandmother occupied this west side of the house for here is another large sitting room with a log-burner in the fireplace and double doors to a delightful sun room. A second, somewhat smaller kitchen and a shower room at this end of the house make single storey living possible. Also downstairs is a large utility room, a WC and stairs down to a cool, dry cellar.

## Exploring Upstairs

Two staircases, one from the library, the other from the central hallway, lead to the first floor where are five bedrooms, all of a good size, and three bathrooms, all of which adjoin at least one bedroom. The double-height bay window in the largest bedroom looks east and permits sunrise views. As on the floor below, the west end of this floor could be simply separated by closing a door. You might even create a two-storey suite at this end of the house.

## Attics Galore

The west stairs lead to an attic which covers the entire footprint with the exception of the ground-floor rear extension. Up here is scope for almost anything – further bedrooms, artists' studios, home offices, storage. Plumbing could be extended upwards from the floor below in three places, should you want to put a bathroom up here.

## Step Outside

The south-facing garden is exceptional for so central a location and enjoys church and castle views while not being overlooked from any quarter. In fact, its proximity to these landmarks mean it has recently been designated a scheduled monument by English Heritage. Professionally landscaped in 2016, it has won a local garden award but is thankfully quite easy to maintain. The sun room and the kitchen/breakfast room both open to a terrace which spans the rear of the property, making this a glorious place for summer parties. Indeed, as the owner attests, the entire property could have been built expressly for entertaining.





































# INFORMATION

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## On The Doorstep

Eye is a well-served town with everything you could need in easy reach - two supermarkets, a butcher's shop, a baker, a deli, antiques shops and even a chocolatier! This friendly and busy community benefits from having both primary and secondary schools in town. Beautiful countryside is on the doorstep with Pennings Nature Reserve, Thornham Walks, and Eye Town Moors a few minutes' walk away.

## How Far Is It To?

Just a few minutes away is Diss (also on a bus route from Eye) with its fast and regular rail connections to London, Norwich and Cambridge. From here, you can be in Liverpool Street in as little as one hour and 21 minutes. Well-placed for wider connectivity, Eye is equidistant to the cities of Bury St Edmund's, Norwich and Ipswich - all at less than three quarters of an hour by car.

## Directions

From Diss head south on the A140 and turn left at Brome on to the B1077 to Eye. In the town turn left on to Church Street and the house is on the 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... [indulgent.neutron.chemistry](https://www.indulgent.neutron.chemistry)

## Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage

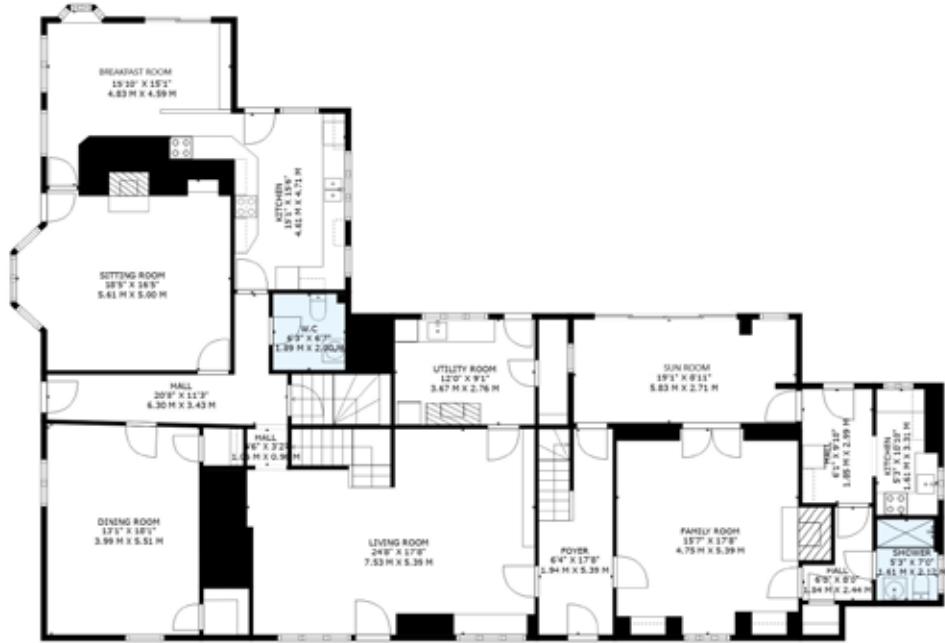
Broadband Available - please see [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)

Mobile Phone Reception - varies depending on network provider

Please see [www.ofcom.org.uk](http://www.ofcom.org.uk) - to check Mobile/Broadband Availability

Mid Suffolk District Council - Tax Band G

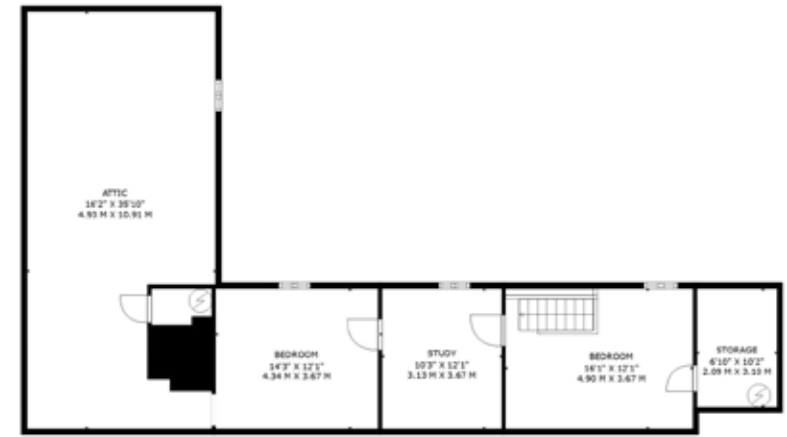
Freehold



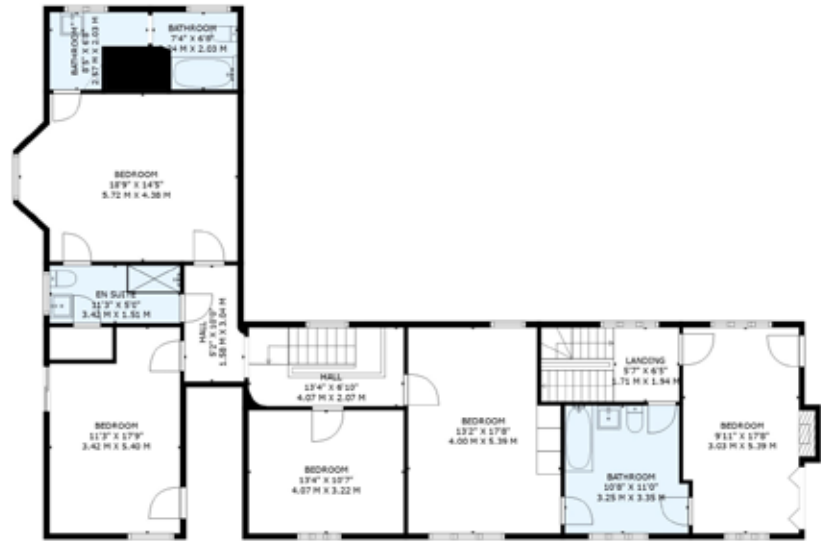
FLOOR 2



FLOOR 1



FLOOR 4



FLOOR 3

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.





# FINE & COUNTRY

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