



Bedingfield Cottage Wellington Road, Eye

Eye



Minors & Brady

Bedingfield Cottage Wellington Road

Eye, Eye

Tucked away along a quiet lane in the centre of Eye, Bedingfield Cottage is a charming Grade II listed home that pairs character features with comfortable everyday living. Forming part of what was once the Bedingfield Arms and adjoining cottages, this semi-detached property delivers just under 1,000 sqft of accommodation arranged across two well-planned floors. Its position places you within a short stroll of the town's independent shops, cafés and amenities, while the wider services of Diss, including the mainline rail station to Norwich and London, are found just five miles to the south. With off-road parking, a private courtyard garden and a layout that feels both inviting and practical, the cottage suits buyers seeking a distinctive period home in a sought-after Suffolk market town.

- Grade II listed semi detached cottage set within the historic centre of Eye, surrounded by attractive period properties and moments from local amenities
- No onward chain, this home is rich in warmth and period charm, offering just under one thousand square feet of well arranged accommodation within a desirable market town setting
- Spacious lounge with generous proportions and a characterful feel, ideal for relaxing or entertaining
- Well sized kitchen and breakfast room offering ample space for dining and access to the courtyard garden
- Useful downstairs wc and utility area, along with a versatile hallway that provides room for a small study nook beneath the stairs
- Two double bedrooms on the first floor, each with built in wardrobes for practical and discreet storage
- First floor family bathroom arranged off the landing, featuring both bath and walk in shower enclosure
- Shingle driveway providing off road parking, with wrought iron double gates opening to an additional hardstanding area
- Private courtyard style rear garden with raised beds, a timber shed and a summerhouse with power and lighting, all designed for low maintenance enjoyment





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Location

Wellington Road places Bedingfield Cottage within one of Eye's most central and well-regarded positions, set among attractive period streets just a short stroll from the town's independent shops, cafés, bakery and everyday amenities. The historic market square, local pubs and essential services are all close by, creating a convenient and welcoming setting. Eye offers well-regarded schooling, a strong community atmosphere and quick access to the surrounding Suffolk countryside, which provides plenty of walking routes and scenic village links. The larger town of Diss sits a few miles to the north with a mainline station offering direct services to London and Norwich, making this location particularly appealing for those who want rural character with reliable transport connections.

Wellington Road

The entrance hall provides a welcoming first impression and features a small nook beneath the stairs that can serve as a compact study area. From here, doors lead into the principal reception space, a generous lounge with a warm and comfortable atmosphere. The room's size offers flexibility for furniture placement, while exposed features and its overall character reflect the building's heritage.

At the rear, the kitchen and breakfast room provides a sociable and functional space with room for a dining table. The layout supports everyday cooking and entertaining, with a door leading into the rear hall and onward into the wc and utility area, which provides a practical addition to the ground floor.

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Upstairs, the landing connects two double bedrooms, both of which include built in wardrobes that maximise floor space while providing excellent storage. The family bathroom sits separately and offers a pleasing amount of room, fitted with a bath and walk in shower enclosure.

Outside, a shingle driveway offers convenient off road parking and leads to wrought iron double gates that open into the courtyard garden. This private outdoor area is designed for easy upkeep, with a mainly paved layout, raised planters and space for pots or further planting. A timber shed provides storage, while the summerhouse, complete with power and lighting, adds a versatile extra feature that can serve as a hobby room, workspace or a place to unwind.

Agents Notes

Sold freehold

Connected to all main services

Gas Central Heating

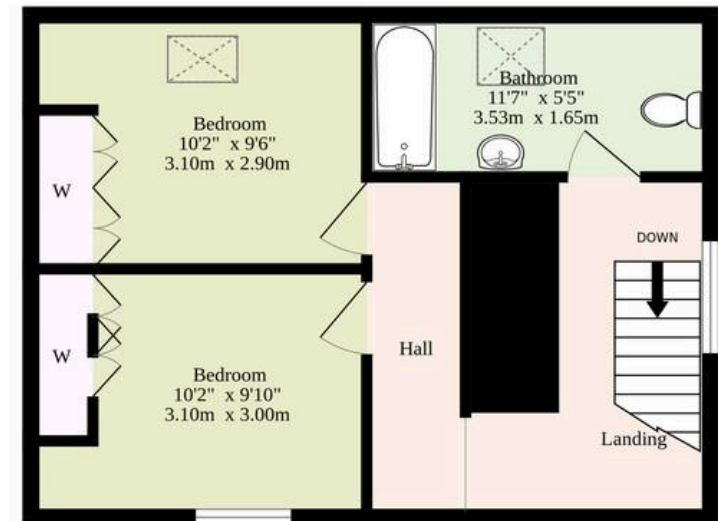


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Ground Floor
599 sq.ft. (55.6 sq.m.) approx.



1st Floor
362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 961 sq.ft. (89.3 sq.m.) approx.

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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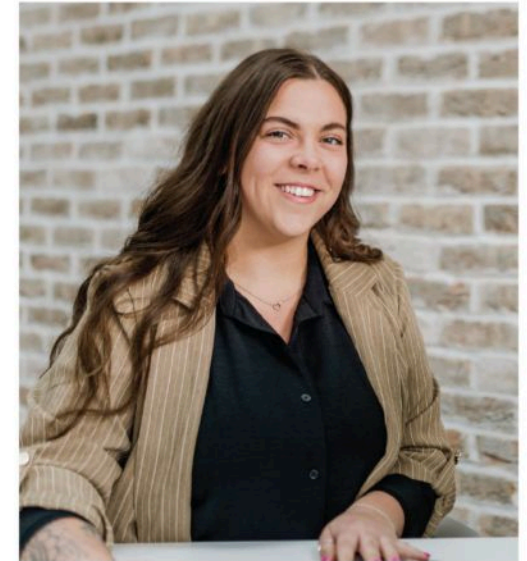
Dreaming of this home? Let's make it a reality



Meet *Nicola*
Branch Manager



Meet *Theo*
Property Consultant



Meet *Anya*
Aftersales Progressor

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