



**Hill House, 2 Victoria Hill, Eye**

**Harrison Edge**  
Estate Agents







This notable Eye property, a former Doctor's residence, sits in a commanding elevated position at the head of Lambseth Street. Within grounds extending to approximately 0.67 Acres (0.27 Hectares) extensive living space is found within the main property in addition to the converted Carriage House.

- Notable Eye Town House
- 3,4 or 5 Bedrooms
- Games Room
- Studio
- Garage/Workshop
- Large plot extending to 0.67 Acres

### Location

Hill House occupies a commanding position at the juncture of Lambseth Street, Victoria Hill and Castleton Way from where it enjoys a long view towards the Hospital, pertinent given the previous infamous ownership of a Doctor. Lambseth Street leads into town and serves as a taster for the Listed architectural gems more of which can be found in Eye than in Lavenham. This street, in the conservation area, is noted for the impressive serpentine or crinkle crankle wall of Chandos Lodge, former home of Sir Frederick Ashton, and the picturesque Almshouses. It leads into the commercial centre of the town, and Hill House is within easy walking distance of the varied shops and services Eye has to offer. Broad Street and onto Church Street and Castle Street are lovely walks to be enjoyed around this Georgian market town following the outline of the motte & bailey castle, passing the Guildhall, Stayer House and the fine parish church which Nicklaus Pevsner in his work, *The Buildings of England* describes as "one of the wonders of Suffolk". This historic town is blessed with an array of shops and businesses enabling residents to be essentially self sufficient and was voted one of the 10 best places to live in Britain. Eye is extremely well served by day to day amenities and is renowned for the varied cultural activities that take place throughout the year not least theatre productions, up to date films, classical music concerts and annual art exhibition. In addition to the excellent food shops and services, the friendly town is also renowned for antiques and objets d'art. The surrounding countryside is accessible via an excellent network of public footpaths ideal for the Rambler and dog owner with the wider area containing an array of interesting villages, and towns. The coast is only a 45 minute drive away. For the

commuter the mainline rail station at Diss provides services to the Cathedral City of Norwich to the north and London's Liverpool Street Station, London being reached in around 90 minutes.

### Description

This fascinating landmark house once stood as a two storey building of considerable importance within the town, Suffering fire damage as a result of the aforementioned Doctor taking to his bed one night with a scotch and cigar, the house has for the last seventy years or so remained as an apparent single storey home. However, the property does indeed have a first floor of two considerable rooms plus bathroom and shower room. Moreover, there remains a large area within the roof space above the kitchen and dining room which has not been developed.

The extensive interior offers not only square footage but also volume allowing for high ceilings and good proportions, Rooms serve both formal and informal requirements with the fine Drawing Room in addition to a social and 'all day' space of dining room with kitchen. These combine now as one which with the lovely vintage cream Aga, makes this a social room to dwell in. Excellent ancillary space includes Breakfast Room, Laundry Room, a Conservatory for plants plus a superb Cellar. Three sizeable double bedrooms with bathroom can be found within the ground floor with upstairs two further rooms, one currently a bedroom along with 'Attic' space used as an Office. The upstairs includes two stylish facilities of bathroom with roll-top bath plus smart shower room.

Of particular note should be the adjacent Carriage House which now converted offers ground and first floor rooms

plus garage and adjoining car-port. This important building will cater for a wide variety of requirements including further conversion to additional self-contained living space, subject to necessary Consents being obtained. It is worth bearing in mind the property is not Listed but does fall within the Conservation Area of the town.

Sitting up off the road in an elevated position, the grounds behind the house form an L'shape as it extends behind the neighbouring property. In all the plot is gauged as being 0.67Acre (0.27Hectare).

### Hallway

A tall 9'9 ceilinged hall with stairs rising to the first floor beyond which the hall extends straight through to a glazed garden door. Equally, doors from the Kitchen and Dining Room enable a circular flow for ease of movement. Smart Karndean flooring combines with classic black white flooring laid on the bias within the rear hall. Understairs cupboard housing Grant oil fired boiler supplying domestic hot water and radiators. Further cupboard, housing a pressurised hot water tank. A further door, beneath the stairs, opens to the cellar steps. Single radiator.

### Drawing Room 6.15m x 4.29m (20'2 x 14'1)

An elegant, impressive principal reception room featuring two sets of French windows leading out to the front and a classic reeded chimneypiece set to an open fireplace complete with woodburning stove. The 9'9 high ceiling is adorned with traditional 'egg & dart' moulded cornice along with matching ceiling rose and light fitting. Exposed boarded floor throughout. Double radiator with thermostatic radiator valve (TRV). Dimmer switch. Television point etc. Further doors connect with the Inner Hall.

**Dining Room 5.38m x 3.73m (17'8 x 12'3)**

Combining with the Kitchen to form an impressive day space well lit from sash windows to both front and rear elevations. An impressive marble chimneypiece remains set to an open fireplace with tiled hearth. Tongue & groove traditional panelling extends around three walls rising to a top rail of Iroko the ceiling juncture being adorned by dentil detailed cornicing. Picture rail. Built-in glazed cabinet. Leading through to the Kitchen a peninsular of cupboard storage and worktop forms a partial divide and inviting gathering space around which to sit, adjacent to the vintage Aga.

**Kitchen 4.06m x 3.73m (13'4 x 12'3)**

An early cream and black topped Aga provides the focal point to this part of the house along with a further deep sash window in this instance, looking onto the terrace and garden beyond and featuring an inviting window seat. Iroko worktop extends across cream cupboards and drawer storage options along with built in glazed cabinets and matching wall cupboards complete with cornice and pelmet details. Traditional Belfast sink with Iroko drainer. Electric cooker point. Recessed LED ceiling spots.

**Breakfast Room 4.55m x 2.97m (14'11 x 9'9)**

A versatile space with twin sealed unit double glazed windows to the front elevation. Double radiator (TRV). Fitted cupboards with glazed cabinets above. Television point. Recessed ceiling spotlights. Matching door connecting with the Dining Room area plus glazed door to Conservatory plus doorway to Laundry Room.

**Laundry Room 2.67m x 1.73m (8'9 x 5'8)**

Further hardwood worktop provides a useful surface and includes a stainless steel sink unit along with plumbing for washing machine below. Matching hardwood shelves. Two internal windows, one glazed with sealed unit glass.

**Conservatory 2.59m x 2.36m (8'6 x 7'9)**

In the traditional sense as an ideal place for over wintering plants in addition to being a practical rear entrance for coats, boots and dogs etc. The glazed roof covering comprises sealed unit double glazed glass. Pamment tiled floor. Windows and glazed outer door provides further natural light.

**Cellar 3.73m x 3.51m Main area (12'3 x 11'6 Main area)**

A tremendous space approached via a door from the Rear Hall from where brick steps lead down to an initial area winding through to the main space. Headroom of around 6'.

**Bathroom**

A suitably stylish space with backdrop of a tall sash window providing natural light from the rear. Fitted with a suite comprising enamelled steel bath set within tongue and groove panelling complete with an Iroko topped ledge. This theme is extended to the vanity wash basin both fitted with Bristan 1901 fittings including Bristan 1901 shower. Low level WC. Tongue & groove panelling extends around four walls and to shoulder height. Single radiator.

**Inner Hall**

Equally tall and featuring further classic picture rails. Doors lead off to three ground floor bedrooms in addition to a secondary door to the Drawing Room.

**Bedroom 1 5.41m x 3.68m (17'9 x 12'1)**

An elegant room with tall sash windows to two elevations (side & rear) along with similarly tall ceiling with picture rail detail. Two double radiators each with thermostatic radiator valves. Wall light point.

**En Suite Cloakroom**

Fitted with wc and wash basin complete with Bristan 1901 taps.

**Bedroom 2 4.06m x 3.73m (13'4 x 12'3)**

With deep sealed unit double glazed sash to the front elevation. Picture rail. Telephone point. Built-in wardrobe cupboard. Two single radiators one with thermostatic radiator valve.

**Bedroom 3 4.45m x 3.05m (14'7 x 10')**

The third of three double rooms within the ground floor and again featuring a sash window, secondary double glazed, in this case with an outlook to the terrace and gardens at the rear. Two uplighters. Built-in wardrobe cupboard. Double radiator (TRV). Picture rail.

**First Floor Accommodation**

Approached from the Entrance Hall stairs rising to an initial landing area complete with built-in shelved linen cupboard and Shower Room.

**Shower Room**

Stylish and well appointed complete with a suite comprising wash basin served by wall taps and spout, low level WC and quadrant shower enclosure. Chrome finish electrically heated towel rail radiator. Oak laminate floor. Eaves/roof access point.

**Bedroom 4.88m x 4.45m plus 1.91m x 1.37m (16' x 14'7 plus 6'3 x 4'6)**

Spacious and airy with a large dormer window and French windows which open inwards providing access to the Juliet balcony beyond which lies an area of lead roofing. A fine view of the gardens can be enjoyed from this point. Walk-in wardrobe cupboard Double radiator (TRV). A door leads to...

**Bathroom**

Fitted with a stylish suite comprising roll top 'No Arguments' bath on ball & claw feet, low level wc and pedestal wash basin. Velux window. Single radiator (TRV). A further door leads through to...

**Studio/Attic Room 8.79m x 3.66m (28'10 x 12')**

A versatile space featuring structural timbers and currently serving as office space. Extending across the left hand wing of the ground floor and lit from three Velux windows. Two double radiators (TRV's) Access to eaves/roof space, in two parts, front and rear.

**The Carriage House & Garage**

Detached from the main house, this cottage style building provides great scope either for use as is, or perhaps for further living accommodation. Currently providing a mixture of Games Room, Office, Man Cave and teenage get-away, the building is arranged as three areas, two ground floor and one first floor. In more detail...

**Carriage House Main Area 8.33m x 4.19m (27'4 x 13'9)**

Laid with an oak laminate floor along with windows of sealed unit double glazing within double garage type doors. Electric night storage heater, Power and light connected. A staircase rises to...

**First Floor Studio 7.26m x 4.34m (23'10 x 14'3)**

Approached via an initial landing space with doorway leading through. Sealed unit double glazed window to the front and single glazed window to the side. Electric night storage heater. Power and light connected.

**Garage/Workshop 5.49m x 2.74m (18' x 9')**

With double outer doors, classic internal panelling and stable brick floor plus a tall vaulted ceiling. Windows either side and a tremendous garage/workshop space. Adjoining to the left hand side lies a CARPORT for additional under cover parking.

**Gardens & Grounds**

Hill House is set nicely back from the road in an elevated position and with a wall and established Yew hedge. This front boundary serves as a statement piece for this impressive period home. To the right hand side of the entrance a GR Georgian former Letter Box remains. The arcing In & Out drive has within the curve an area of lawn running up to the hedge. A planted bed adorns the front elevation and pea shingle driveway leads up to the

Carriage House and meets blue black stable bricks. A wrought iron gate leads through to the gardens to the rear and initially a sizeable flagstone terrace from where an elegant set of steps lead up to the lawn. In addition to the steps a gently sloping pathway at the far side ensures wheeled machinery etc can be taken to the top of the garden along those less inclined to climb the the steps. Well established boundaries discreetly screen neighbouring properties. The plot forms an L'shape extending behind the next door properties and includes an area ideal for use as a Kitchen Garden or indeed to have a few hens. In all the plot, as sourced via the mapping facility Goview/Promap, extends to 0.67 Acre (0.27 Hectare).

**Services**

The vendor has confirmed the property benefits from mains water, electricity & drainage. Gas is available from the road but not connected.

**Wayleaves & Easements**

The property is sold subject to and with all the benefit of all wayleaves, covenants, easements and rights of way whether or not disclosed in these particulars.

**Important Notice**

These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Harrison Edge has no authority to make or give in writing or verbally any representations or warranties in relation to the property. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all the necessary planning, building regulation or other consents. Harrison Edge have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting any property. See also notes on Viewing below relative to Covid-19.

**Postal Address**

Hill House, 2 Victoria Hill, Eye, IP23 7BX

**Local Authority**

Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich IP1 2BX. Telephone: 0300 123 4000

**Council Tax**

The property has been placed in Tax Band F.

**Tenure & Possession**

The property is for sale freehold with vacant possession upon completion.

**Fixtures & Fittings**

All items normally designated as tenants fixtures & fittings are specifically excluded from the sale unless mentioned in these particulars.

**Viewings**

By prior telephone appointment with the vendors' agent Harrison Edge T: +44 (0)1379 871 563 07542 965 660 \*\*\* Covid-19 - No more than two related viewers will be admitted to the property and assurances must be provided neither party has Covid-19 symptoms or has suffered from the illness. Viewers must bring with them appropriate PPE. \*\*\*

**Enquiries**

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| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-100) <b>A</b>                           |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92-100) <b>A</b>   |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |





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