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Gatehouse

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McINTYRE  
ESTATE AGENTS

*Church Street, Eye, Suffolk*



Diss - 4.8 miles  
Bury St. Edmunds - 19.8 miles  
Ipswich - 21.5 miles

An impressive Grade II Listed cottage which is located in the town centre of Eye. The original part of the property dates back to the late 13th Century but has been extended over the years to include a one bedroom self contained apartment and various outbuildings.

Accommodation comprises briefly:-

- Sitting Room
- Dining Room (former shop)
- Kitchen
- Utility Room
- 3 Bedrooms
- Bathroom
- Self-contained one bedroom apartment
- Various outbuildings.



## The Property

This Grade II listed property is full of original features including fire places and exposed beams. Parts of the property date back to the late 1800's and part of the property was a Butchers shop, up until the mid 1980's. As you enter this period property you are greeted by a cosy 16' sitting room which is full of charm and character including a brick fireplace. To the left of the lounge is a dining room, this room used to be Butchers shop. The kitchen is located to the rear of the property, has fitted wall and base units and access to the to the courtyard style garden. On the first floor you will find 3 separate bedrooms all having windows to the front aspect. One of the bedrooms is currently being used as a first floor sitting room. The first floor is complimented with a separate bathroom with white suite comprising low level W/C, panel bath and wash basin. Adjoined to the rear of the property is a hayloft which has been converted into an apartment with lounge/bedroom, kitchen and bathroom. This is a real must see property to fully appreciate what it has to offer.

*Church Street, Eye*





### Outside

Outside the property is complimented by an extensive range of outbuildings and a beautiful courtyard with double gates providing access to the front of the property, which would allow access for a vehicle.

Agents Note: There is potential to convert the outbuildings and apartment to ancillary accommodation to the main house or would make great "work at home" space. Any conversion would be subject to obtaining all necessary permissions and consents.

### Location

The historic town of Eye is well regarded for its facilities and schooling, in particular 'Hartismere School'. Eye provides a range of independent shops including 2 small supermarkets, tea rooms, coffee shops, chocolaterie, popular public house, Post Office, Bank, health centre and professional services. In the neighbouring town of Diss you will find a mainline train station with direct links to Norwich, Ipswich and London Liverpool Street. The Suffolk heritage coastline is only 20 miles away, which is home to the popular seaside towns of Aldeburgh and Southwold.



### Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless otherwise specified in our details), but may be available in addition, subject to separate negotiation.

### Services

All mains services are connected.

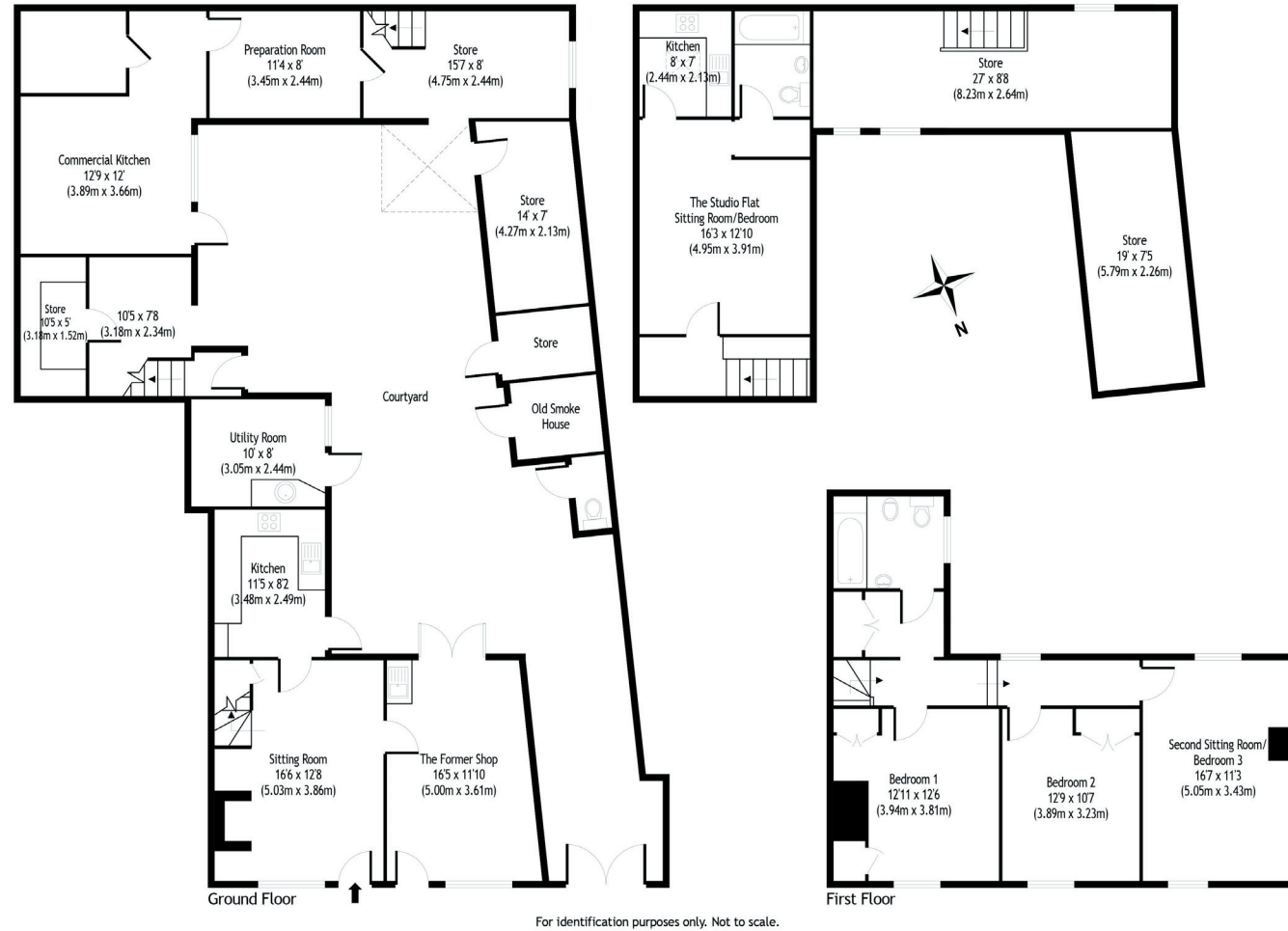
### Local Authority:

South Norfolk  
Council Tax Band: "C"  
Apartment is band "A"

### Tenure

Vacant possession of the **freehold** will be given upon completion.

28 Church Street, Eye  
Approx. Gross Internal Floor Area - 2771 Sq ft / 257 Sq M



For identification purposes only. Not to scale.

To arrange a viewing, please call 01379 644822

Offices throughout Norfolk & Suffolk:

Norwich City Centre	01603 859343
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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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