



Rose Cottage
Langton Green
Eye
Suffolk
IP23 7HL

Guide Price: £400,000

No Onward Chain

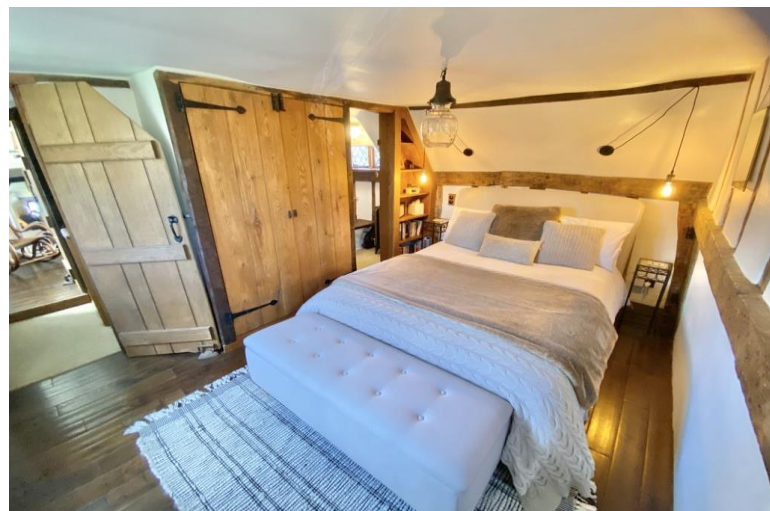




- A charming and beautifully presented 2 bedroom cottage
- Bespoke fixtures and fittings
- Generous garden
- Everyday amenities within walking distance
- Garage and workshop with lapsed permission for a one bedroom annexe
- Grade II Listed

Location

Rose Cottage is situated towards the edge of the small and pretty town of Eye which offers a good range of day-to-day facilities including shops, doctors, dentists and is steeped in history with its castle mound and abbey remains. The surrounding countryside is attractive with many interesting country walks and the town is well placed for access to the A140 with both Norwich and Ipswich around 25 miles away, Diss and its mainline railway station on the Norwich to London Liverpool Street line (journey time to London 90 minutes) just 6 miles away and the Heritage Coast around Southwold, Aldeburgh and Walberswick within 40 minutes or so by car.





The Property

Small but beautifully formed is an expression which comes to mind. This delightful character home has a wealth of period features and customised fixtures and fittings which won't fail to delight, whether they be the ledge and brace doors with wrought iron door furniture, Bakerlite light switches, fitted oak kitchen or the bookcase which doubles up as a secret door. Modern day comforts are built-in and the kitchen has space for a washing machine, fridge and freezer as well as a free-standing cooker. Little recesses which once served as bread ovens house a microwave and kitchen equipment. Leading off the kitchen is a ground floor shower room. The adjoining sitting room looks over the front garden and has a large inglenook fireplace with woodburning stove inset and studwork gives views and access into the dining room which is lit from two aspects and also has a woodburning stove fitted to the fireplace. From the small front hallway is a spiral staircase giving access to the first-floor landing. Leading off are two bedrooms, one of which has an ensuite bathroom.

Outside

The cottage is thought to sit in just under 0.3 acre (STS). The majority of the grounds lie to the north and east with a gravelled parking area and a timber garage and store room (approx. 7.5m x 3.m) abutting the north boundary. A gravelled path leads up to the front of the cottage and a further path lined with shrub roses leads around to the rear paved and gravelled seating areas which provide a sheltered and sunny place to sit in the warmer months. A variety of fruit are trained up against the flint wall on the rear boundary -

kiwi, goji berries, pear and apple and there is an established peach tree up against the south elevation of the cottage. There are apple trees lining the patio area and there is also a small orchard which includes cherry and plum trees. Additionally there is a small pond to the west boundary. Pathways to the south and to the front of the cottage are lined with box topiary and within the wooded corner of the garden is a tiled chess board set into the earth, creating an inviting area to sit in the shade and ponder your next move.

Services

Mains water, drainage, gas and electricity are connected to the property. Gas fired central heating.

Directions

From Diss head south on the A140 towards Ipswich. Take the left hand turn signed Eye and proceed past The Oaksmere Hotel. Take the next left onto the B1077 and proceed into the town of Eye where the property will be found on the right hand side on a right hand bend in the road. It is easy to miss so look out for two house signs flanking the driveway.

Viewing

Strictly by appointment with TW Gaze.

Freehold.

Council Tax Band: C

Ref: 19166/Ry



Important Notice

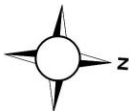
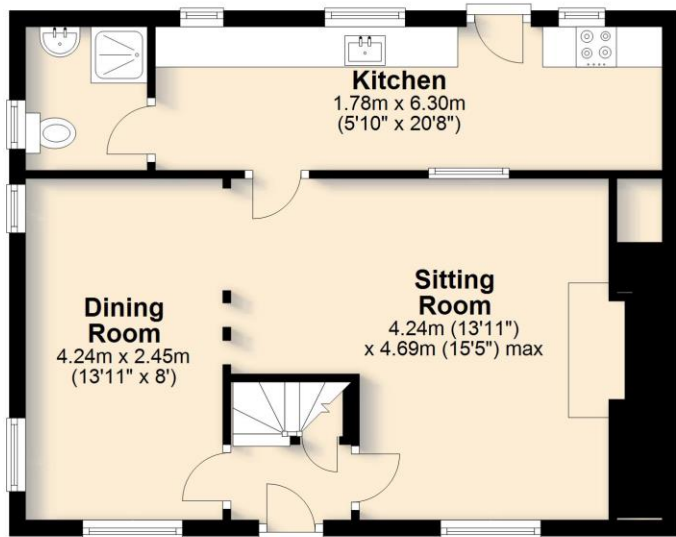
TW Gaze for themselves and for their Client give notice that:-

1. The particulars have been prepared to give a fair description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, distances, reference to condition and necessary permissions for use and occupation and other details are given in good faith but should not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3. No person in the employment of TW Gaze has any authority to make or give any representations or warranty whatever in relation to this property on behalf of TW Gaze, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. TW Gaze have not tested any service, equipment or facilities.

While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

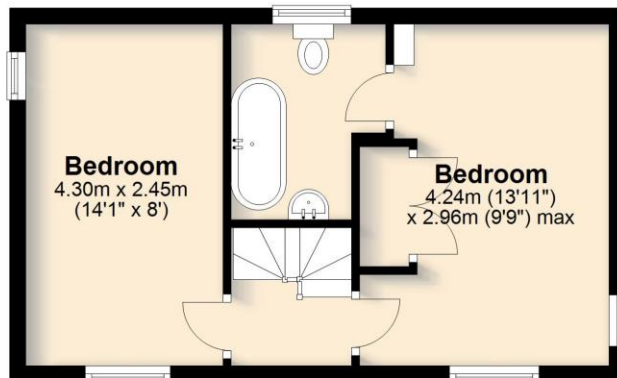
Ground Floor

Approx. 52.2 sq. metres (561.6 sq. feet)



First Floor

Approx. 30.2 sq. metres (324.8 sq. feet)



Video Tour

Total area: approx. 82.4 sq. metres (886.5 sq. feet)



For illustrative purposes only. NOT TO SCALE.

This plan is the copyright of TW Gaze and may not be altered, photographed, copied or reproduced without written consent.