



## Hoxne Road, Eye, IP23 7NJ

**Guide Price £300,000**

Rettery Cottage forms part of an historic collection of buildings dating back to the 1800's and offers spacious gardens in the regions 0.08 acres (sts) located in the idyllic countryside to the east of Eye.

- Converted mill
- 0.08 acres plots
- Delightful rural views
- Immaculately presented
- Rural but yet not isolated position
- Council Tax Band C
- Freehold
- Energy Efficiency Rating TBC.





## Property Description

### Situation

The charming town of Eye boasts a wide range of shops and businesses, providing residents with everything they need right on their doorstep. From schools to healthcare facilities to numerous social and recreational opportunities, there's something for everyone, regardless of age. The town's architectural beauty is truly impressive, particularly when you consider the stunning properties surrounding the historic Church. The cottage is conveniently located just a short distance from town, tucked away in a private setting, access via a private, unpaved track that also serves neighbouring properties, with picturesque meadowland beyond that's designated as a Special Landscape Area. These dwellings have a rich history, dating back to the 1880s when they were originally built as a "Rettery" for processing flax into linen for Sir Edward Kerrison's textile factory.

The town's selection of shops is excellent, with notable highlights including the beloved Handyman Stores, two butchers, bakers, a delightful deli, two supermarkets, and a chemist. Whilst the nearby

town of Diss (roughly 6 miles away) offers a larger range of amenities alongside a well-utilized commuter rail service that conveniently connects the vibrant Cathedral City of Norwich to the north with London's bustling Liverpool Street Station.

### Description

Rettery Cottage, is a delightful period cottage located in the idyllic countryside east of Eye. This charming property, part of a converted Flax Mill dating back to 1832 and converted into residential dwellings in the 1950's, offers an inviting home for those seeking a tranquil retreat. With a kitchen, dining room, sitting room, conservatory with a utility area, two or three bedrooms, and a bathroom, this middle terrace dwelling provides comfortable living space. The cottage boasts an attractive rural setting, surrounded by picturesque countryside both in the front and back. Inside, the property is beautifully presented and has undergone significant upgrades, resulting in a spacious living area of approximately 900 sq ft with much charm and character throughout.

### Externally

This property is nicely secluded from the road and features beautifully maintained cottage-like gardens in the front. These gardens are enclosed, providing a great amount of privacy. In addition, there is a separate area of gardens just a short distance from the cottages. The entire plot spans across approximately 0.08 acres. Both gardens offer charming views of the surrounding countryside.

The rooms are as follows

**CONSERVATORY:** 6' 3" x 20' 6" (1.91m x 6.25m) A pleasing spacious first impression providing a useful space for shoes and coats and utility space to side. Access through to the reception room.

**RECEPTION ROOM ONE:** 22' 3" x 9' 8" (6.78m x 2.97m) In essence two rooms opening into one with two fireplaces one having inset cast iron stove, exposed timbers and beams and red brick work. Herringbone flooring. Door to front giving access onto the gardens.

**KITCHEN:** 8' 4" x 10' 0" (2.54m x 3.05m) Having been replaced in recent times and offering a good range of built-in storage cupboard space with work surfaces over and space for integrated appliances.

**RECEPTION ROOM TWO:** 13' 2" x 8' 2" (4.03m x 2.50m) With window to front serving well as a formal dining room.

**FIRST FLOOR LEVEL:** Split landing giving access to the bedrooms and bathroom. Vaulted ceilings.

**BEDROOM ONE:** 12' 2" x 9' 11" (3.71m x 3.02m) ith window to front and vaulted ceilings. A good double bedroom.

**BEDROOM TWO:** 8' 5" x 10' 0" (2.57m x 3.05m) Window overlooking the gardens. Vaulted ceilings.

**BEDROOM THREE:** 11' 3" x 6' 7" (3.43m x 2.01m) With Velux window to rear, vaulted ceilings, exposed timbers and beams. Built-in storage cupboard to side.

**BATHROOM:** 6' 4" x 9' 3" (1.93m x 2.82m) With Velux window to front. A modern suite replaced in 2019 with tiled shower cubicle, low level wc and wash hand basin.

#### SERVICES

Drainage - Private

Heating type - Electric via radiators

EPC rating -

Council Tax Band - C

Tenure - Freehold

**OUR REF:** 8395





# Viewing Arrangements

Strictly by appointment

# Contact Details

4-6 Market Hill

Diss

IP22 4JZ

sales@whittleyparish.com

01379 640808

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

