



Broad Street, Eye

Harrison Edge
Estate Agents



A landmark Victorian house within the town marketplace complete with many original architectural details. Assorted rooms allow for up to 4 bedrooms, depending on requirements but at the very least, two double en suite rooms and excellent 'day' space and courtyard garden.

- Edwardian townhouse
- 2 Reception rooms
- 2 En suite Bedrooms
- Guest accommodation
- Versatile basement room
- Study & Laundry Room

Location

Iris House, Broad Street can be found in the heart of the historic town of Eye amidst many fine period buildings most notably the White Lion, the former Coaching Inn and Hotel. This prominent building holds a commanding position within Broad Street and the town, facing the small marketplace and memorial to Sir Edward Kerrison, the distinguished local landowner and benefactor. Eye has considerable history with a number of books being available upon the subject within which many photographs show the town through the 19th and 20th centuries including No.8 looking particularly fine in an early colour wartime image. Furthermore, as one explores the town the fine Parish Church will be seen with a tower of 101feet which the renowned Nicklaus Pevsner in The Buildings of England (Suffolk) described as "one of the wonders of Suffolk". Eye is perfectly positioned within the map of East Anglia being central to the major towns in the region namely, Ipswich, Bury St Edmunds and the fine City of Norwich to the north. The neighbouring town of Diss, approximately 5 miles distant has a mainline rail station with commuter services to London's Liverpool Street station. A variety of shops including supermarkets, butchers, baker, chemist plus the local institution known as The Handyman hardware store combine with other essentials including Health Centre and Hospital and a number of 'recreational' shops including the revamped

HSBC & Barclays banks now serving the community in a number of interesting ways including as a thriving Arts centre and cafe. Bus services from the town link to the wider area.

Description

Iris House forms one half of an interesting pair of Edwardian townhouses which have a fascinating town history. Dating from around 1904 and technically Edwardian, their design hints at the developing architectural styles that lay ahead but contains a number of classic Victorian features. Inside three original fireplaces remain along with a good example of a classic Victorian tessellated floor along with joinery and door furniture. The front windows contain attractive coloured glass upper lights along with coloured glass also being used in places at the rear. Harrison Edge last sold this property in 2016 it having been freshly modernised following purchase at Auction from the Estate of a long standing Eye resident. The sympathetic works managed to retain the classic feel of the building whilst introducing alterations to include the opening and combining of two reception rooms, the creation of a study or occasional bedroom to the rear, a first floor laundry room along with en suite shower room to the front bedroom. Furthermore, the rear double bedroom is fortunate in having an adjoining dressing room en route to the bathroom beyond.

Of particular note was the conversion of the cellar to a useable versatile space which since has served as bedroom, music room and playroom. Gas fired radiator heating is installed throughout.

Entrance Hall: 12' x 4'5" (3.66m x 1.35m)

Approached via a traditional panelled door reglazed with leaded stain glass panels and hinged overlight, opening to the classic Victorian hall with tessellated tile floor. Cornice. An inner hall door leads through to the Rear Hall and stairs. As with the rest of the house, the hall is notable for deep skirting boards and architraves, turned rosewood door handles and four panel Victorian doors.

Sitting Room: 14'6" x 14'2"6'7"ax (4.42m x 4.32m2max)

A fabulous tall room (8'11/ 2.72m) Featuring a stunning restored polished slate and marble chimneypiece with cast iron fireplace, emerald green ceramic tiles and hearth all beautifully lit from the wide, tall bay window complete with stained glass overlights and Plantation shutters. Cornice. Picture rail. Double radiator with Thermostatic Radiator Valve (TRV). Television, VHF and Sky sockets. A square opening leads through to...

Dining Room: 12'7" x 11'5" (3.84m x 3.48m)

Featuring a second chimneybreast with fireplace recess and decorative mantle shelf. Double radiator (TRV).

Television point. Sash window to the rear elevation and panelled door leading to Rear Hall. A further door leads through to the kitchen,

Kitchen: *12'5" x 9'9"29'6" in (3.78m x 2.97m9min)*

Fitted with a stylish well appointed range of units in an appropriate tasteful style all set off by granite worktops. Storage options include cupboards, drawers, cabinets with integrated lighting and integrated dishwasher, fridge and freezer. Integrated stainless steel sink with elegant 'designer' mixer tap and granite worktop integrated drainer. A Rangemaster Toledo double oven cooker with stylish chimneyhood above is included. Double radiator (TRV). Two sash windows. A similarly tall room at 8'4 (2.56m).

Cloakroom: With tall sash windows and concealed cistern behind carefully designed panel. Wash basin. Vertical towel rail/radiator (TRV). Extractor fan.

Study/Guest Accommodation: *8'6" x 7'3" (2.6m x 2.2m)*
With sash window to the rear. Single radiator (TRV). Access to loft space.

Rear Hall: A classic Victorian staircase rises to the first floor and beneath contains a further doorway concealing stairs leading down to the Basement. Single radiator (TRV). Original Victorian double coat rack. A panelled door leads to the rear Courtyard.

Basement: *18'10" x 10'10" (5.74m x 3.3m)*

Carefully waterproofed with the 'developer' owner at the time employing a specialist firm to carry out the renovations to create a versatile space complete with

opening window and installation of single radiator (TRV) and television point.

First Floor Landing: Approached via a substantial Victorian staircase of turned spindles and newel posts culminating in gallery balustrading. A sash window to the rear features superb decorative stained glass. Double radiator (TRV).

Bedroom 1: *12'6" x 11'10" (3.8m x 3.6m)*

With sash window to the rear elevation and featuring a pretty Victorian tiled fireplace within a painted chimneypiece. Double radiator (TRV). Television point.

Dressing Room/Nursery: *9'8" x 8'4"13'1" ax (2.95m x 2.54m4max)*

Double radiator (TRV). Sash window to the side elevation. Access to loft space. A further door leads through to...

Bathroom: Light and airy with sash window and suite comprising stand-alone bath tub with pillar tap/shower attachments, quadrant shower enclosure with monsoon and hand held shower heads, wide 'designer' basin with storage drawers beneath and mirror above complete with integrated lighting and clock. Concealed cistern and wc. Stylish tiling. Vertical towel rail radiator. Dimplex fan heater. Cupboard housing gas fired boiler supplying domestic hot water and radiators.

Bedroom 2: *14'4" (4.37) x 12'1" (3.68)3'3" (1)ax excluding door recess.*

Complete with pretty Victorian tiled fireplace within painted original chimneypiece set off by the wide bay

window with splendid stained glass overlights and Plantation shutters. Double radiator (TRV) Television point.

En Suite Shower Room: Well appointed with vanity washbasin above cupboards, low level wc and quadrant shower enclosure. Fitted mirror with integrated lighting and clock. Sash window to the front elevation.

Laundry Room: Fitted out with worktop, plumbing for washing machine, space for tumble dryer and sink with cupboard. Extractor.

Outside: 8 Broad Street stretches from the marketplace right through to Cross Street at the rear enclosed from the street by a sliding door access to and from the courtyard. Designed originally to slide back to provide full width access, the courtyard space could in theory have been used to accommodate a small Smart type car. The current and previous owners have however chosen to use the space much more as a garden and one which is particularly inviting showing what can be achieved within a relatively small town space. Overall the length of the courtyard is 26'. There is of course free parking within the town including the Cross Street Car Park just opposite. A former WC has been adapted to a Store and an outside tap provided.

Services: The vendor has confirmed that the property benefits from mains water, electricity, gas and drainage.

Mobile & Broadband: OfCom Mobile & Broadband Checker - paste the following link into your browser:

<https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=IP237AF&uprn=10012173022>

Flood Risk: For Flood Risk information paste the following Link into your Browser:

<https://check-long-term-flood-risk.service.gov.uk/risk#>

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 test, 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.

Postal Address: 8 Broad Street, Eye, IP23 7AF

Council Tax: The property has been placed in Tax Band C.

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.

Viewing: By prior telephone appointment with the vendors agent Harrison Edge T: +44 (0)1379 871563

Enquiries: Simon Harrison
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Directions

Iris House, 8 Broad Street can be found in the heart of the town, adjacent to the Kerrison Memorial on the Market Place.





BASEMENT LEVEL
APPROX. FLOOR
AREA 212 SQ.FT.
(19.7 SQ.M.)

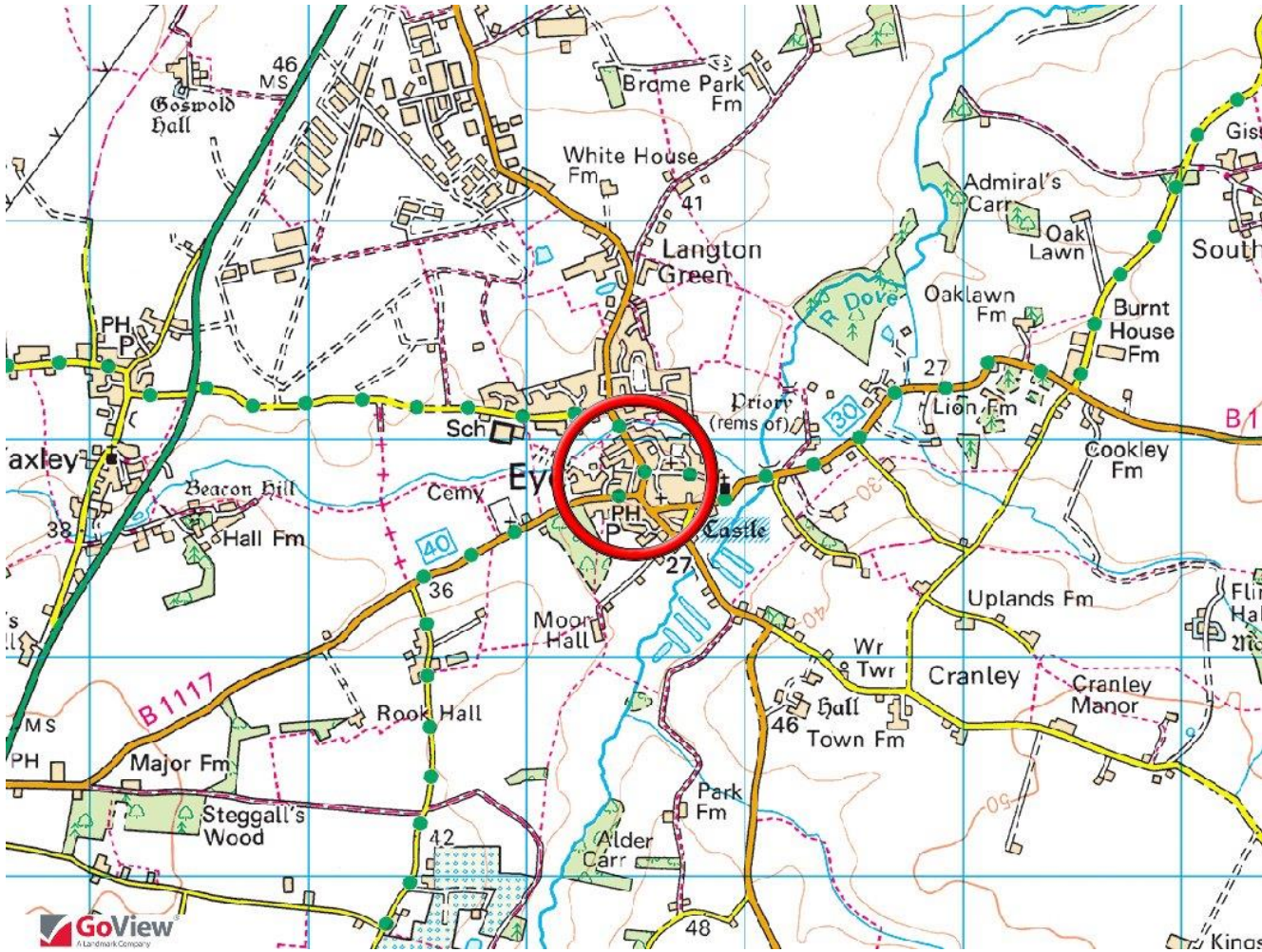
GROUND FLOOR
APPROX. FLOOR
AREA 674 SQ.FT.
(62.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 603 SQ.FT.
(56.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1490 SQ.FT. (138.4 SQ.M.)

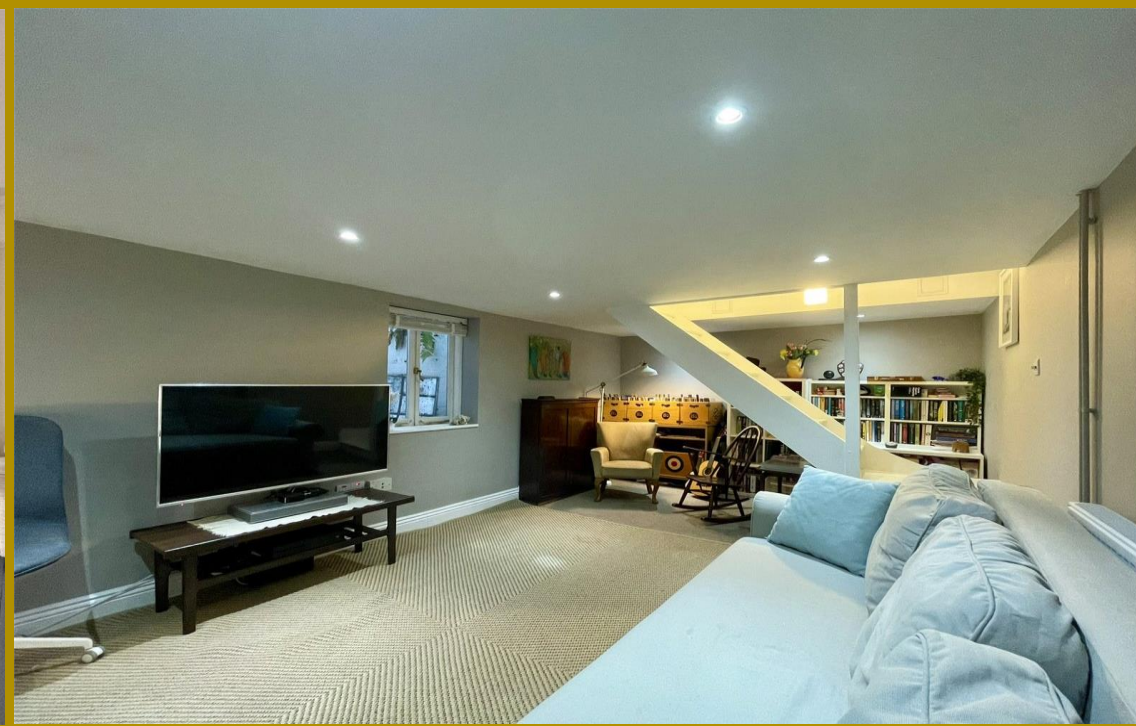
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		68	77
		82	61
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC





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