



50 Church Street, Eye

Harrison Edge
Estate Agents

Situated in a prime town centre location with a stunning view of our fine parish church, this unique detached house is now ready for sale following a major renovation. Multiple bedroom and living spaces combine with large town garden, private parking and garage.

- 3 First Floor Bedrooms
- Study/Bedroom 4
- Stylish semi open plan living
- Well appointed kitchen
- Garage
- Gated off road parking

Location

50 Church Street sits back from the road in a ring of privacy behind a period red brick wall enjoying a fabulous view of the historic parish church and Guildhall, two of the principle noted landmarks. Nicholas Pevsner in his work, *The Buildings of England* describes the church 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 has in the past been 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 town's Primary School feeds into the highly regarded Hartismere High School across town. The surrounding countryside is accessible via an excellent network of public footpaths which start only a short distance away from the house and head across the fields making the area ideal for the rambler and dog owner. The town layout owes much to the motte and bailey castle the mound of which sits behind the house enabling Castle Street and Church Street to evolve. Consequently, from here one can approach the town in a clockwise or anticlockwise direction taking in many of this Georgian town's interesting period buildings along the way.

Description

50 Church Street has undergone a major renovation over the past three years resulting in the property becoming unrecognisable and enabling it to be described as "brand new!" Believed to have been built in the 1960's, this rare town centre property now caters for the modern day family or indeed retirees. The house itself offers three first floor bedrooms along with en suite and family bathrooms plus to the ground floor, a study or if required, a fourth bedroom. The almost open plan living space is light, bright and airy and works well but could just as easily be modified to separate the lounge from social kitchen dining area if preferred. The hallway enables a practical and important circular flow and contains not only storage but also a ground floor cloakroom. The exterior has been rendered and the roof relaid along with all windows and exterior doors newly installed. Much of the interior has also be reorganised and modern day materials used to upgrade internal walls to include acoustic insulation. Heating, wiring and plumbing has also renewed and the project recently completed with the laying of new carpets complementing the smart laminate flooring. Outside and unusually for Eye, the house has a vehicular right of way from Church Street to a gated driveway and parking area to the rear of the plot which also contains a garage. There is parking for three or possibly four cars behind the gates. Attention to detail has extended to the garden whereby the plot has been cleared, lawn established along with new pathways and restoration of a versatile garden building plus outside wc.

Entrance Hall

Approached via a storm porch setting off the front of the house and leading from the gate within the splendid boundary wall. Light and bright from glazing within the outer door along with a glazed side panel, the hallway serves the main reception areas plus kitchen. Stairs at one side rise to the first floor with storage cupboard below.

Cloakroom

Fitted with wash basin and low level wc plus vertical stainless steel rail radiator. Extractor fan.

Lounge 4.42m x 4.22m (14'6 x 13'10)

Light bright and airy with sizeable window openings to two elevations including a stunning view towards the Church tower. A wide opening leads through to the family dining room and kitchen giving a great sense of space and versatility. Double and single radiators each with thermostatic radiator valves. Television point etc.

Dining Kitchen 6.86m x 3.89m Max 3.30m Min (22'6 x 12'9 Max 10'10 Min)

A stunning similarly bright space with french windows leading out to the garden and smart kitchen units set to one side providing a whole host of storage possibilities. Woodblock type worktop, incorporating a breakfast bar, extends across cupboard and drawer storage options along with integrated appliances to include dishwasher, washing machine, fridge & freezer, four ring gas hob with chimney hood plus eye level double oven. The single drainer sink unit sits beneath a picture window providing an outlook across the garden towards the castle mound. Recessed ceiling spotlights illuminate the space. Two double radiators each with thermostatic radiator

valves. A part glazed outer door to one side leads to the side pathway just by the Garden WC.

Study/Bedroom 4 4.06m x 3.12m (13'4 x 10'3)

Again, a double aspect space with south and west light. Double radiator with thermostatic radiator valve. Access to single storey loft space.

First Floor Landing

Leading through the first floor providing access to all areas and with a loft space overhead. Double radiator with thermostatic radiator valve.

Master Bedroom 4.29m x 3.30m (14'1 x 10'10)

A further double aspect space with an outlook towards the Vicarage, churchyard and Stayer House (a fine town building just around the corner on Castle Street). Television point. Single radiator with thermostatic radiator valve.

En Suite Shower Room

Stylishly appointed with suite comprising pedestal wash basin, low level wc and quadrant shower enclosure with twin shower heads including monsoon. Stainless vertical heated towel rail radiator. Extractor fan. Window to the rear elevation.

Bedroom 2 4.45m x 2.87m (14'7 x 9'5)

Double aspect with view towards the church, Vicarage and Stayer House. Single radiator with thermostatic radiator valve. Television point etc.

Bedroom 3 2.87m x 2.64m (9'5 x 8'8)

With view towards the Church and Guildhall. Single radiator with thermostatic radiator valve. Useful overstairs storage cupboard. Television point.

Bathroom

Attractively designed with extensive tiling to match the en suite and fitted with a panelled 'No Arguments' bath, low level wc and pedestal wash basin. Stainless vertical heated towel rail. Window to the side elevation.

Outside

The house is set back from Church Street behind a period red brick wall with lovely arched gate set within it. The newly laid pathway leads around the house and up to the front door and storm porch. The property has a Right of Way along a gravelled driveway which leads to No 50's own gated driveway and parking area capable of taking a number of cars and containing a refurbished GARAGE 19'10 x 8'4 complete with power, light and side window. Having parked the car follow the pathway across the garden to the house passing by a deep border and lawn. Near the house lies a versatile GARDEN BUILDING 9'10 x 6'9 with power and light connected and PVCu double doors. Adjoining the house sits a useful GARDEN WC complete with wash basin, low level wc and double radiator. Outside lights are fitted enabling a comfortable walk around all four sides of this house. The front red brick wall also extends along the boundary between No,50 and the neighbouring Vicarage and serves as yet another visual feature.

Services

The vendor has confirmed the property benefits from mains water, electricity, gas & drainage.

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

50 Church Street, Eye, IP23 7BD

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 D.

Tenure & Possession

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

Fixtures & Fittings

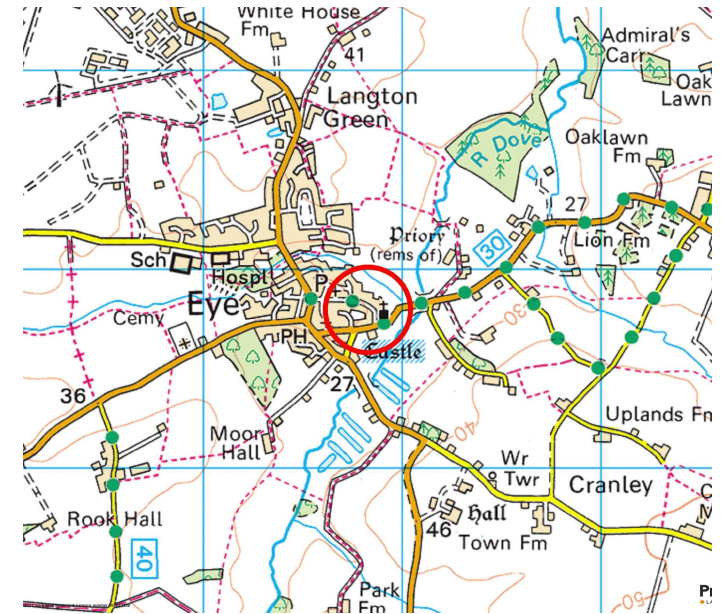
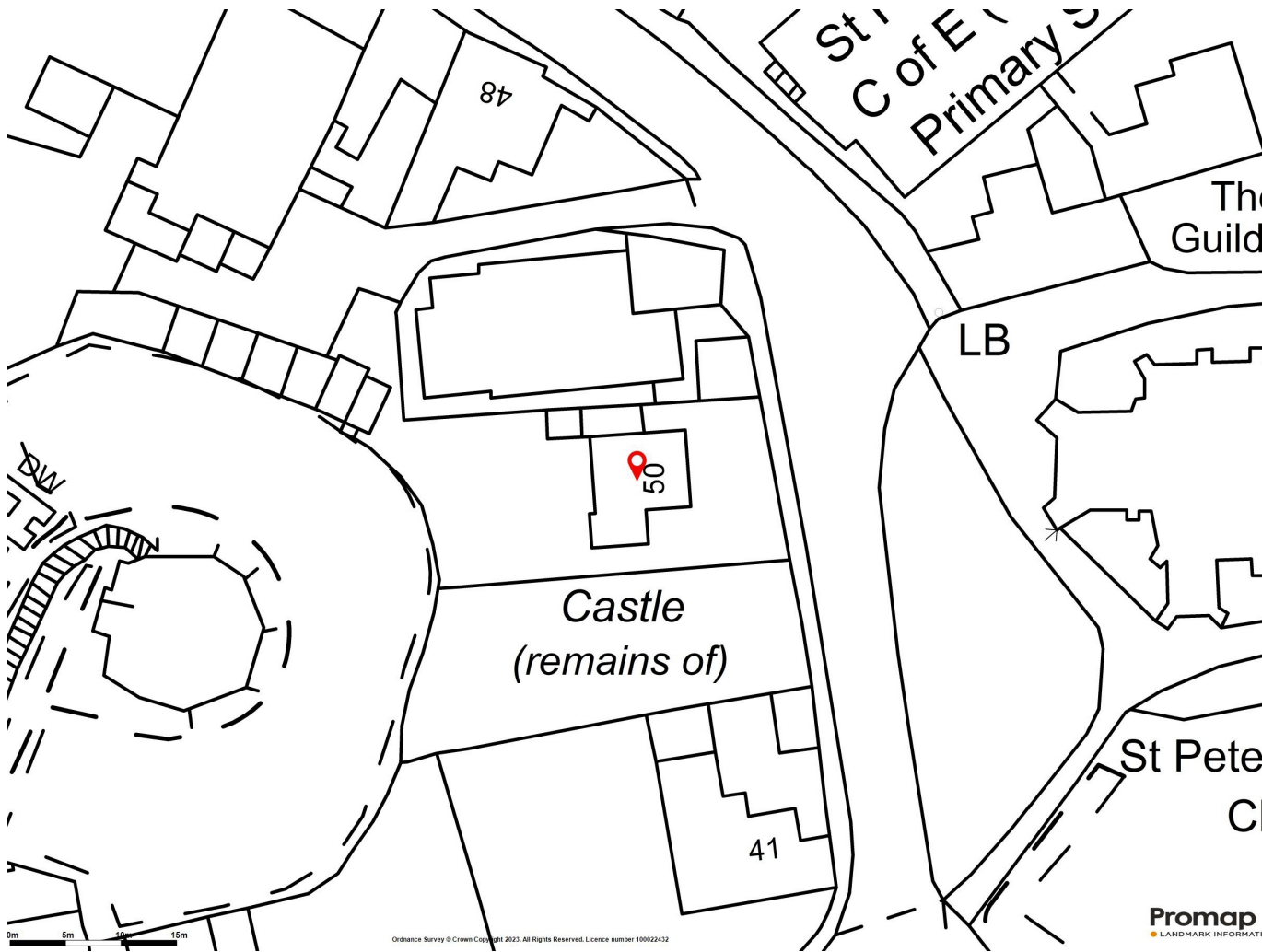
All items normally designated as tenants fixtures & fittings are specifically excluded from the sale unless mentioned in these particulars.

Viewing

By prior telephone appointment with the vendors' agent Harrison Edge T: +44 (0)1379 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. ***

Directions

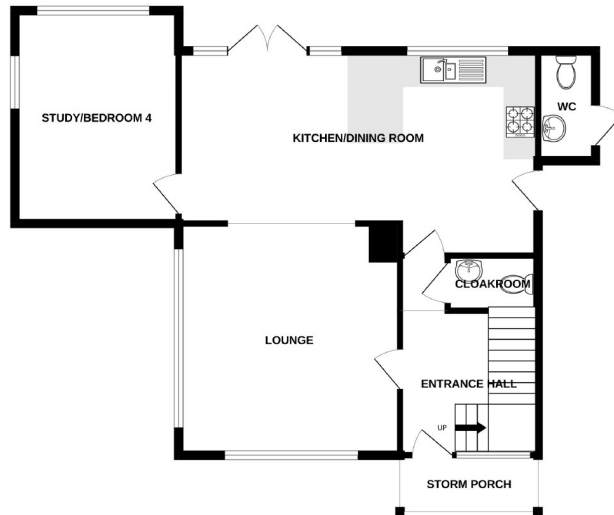
50 Church Street can be easily found opposite the church tower sitting back in a slightly elevated position behind a period red brick wall.



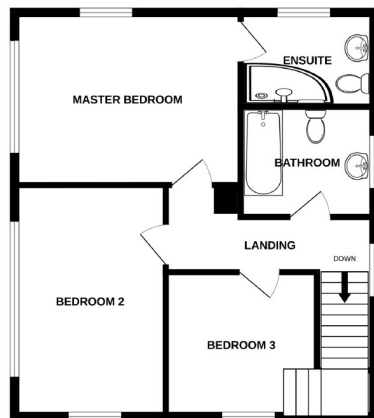
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	71	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
760 sq.ft. (70.6 sq.m.) approx.



1ST FLOOR
569 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA : 1329 sq.ft. (123.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 performance certificate (EPC)

50 Church Street EYE IP23 7BD	Energy rating C	Valid until: 21 February 2033 Certificate number: 2224-3024-6202-8487-2204
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Property type	Detached house
Total floor area	124 square metres

Rules on letting this property

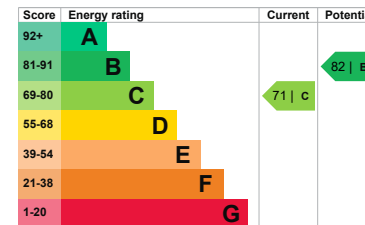
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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