



1a Castle Hill, Eye

Harrison Edge
Estate Agents

This semi detached 3 bedroom town cottage sits at arguably the historic heart of Eye, at the foot of the Castle mound and set back uphill from the through road, hence no particular passing traffic. The elevated position also provides good views south towards The Rookery.

- Semi detached
- Requires improvement & repair
- Double glazed PVCu
- Gas radiator heating
- Conservation Area location
- No Onward Chain

Location

This particular town cottage sits with its neighbours uphill off Castle Street at the foot of the Castle Mound and backs onto what was once the playground to the Victorian Primary School and now a managed social space relating to the castle remains and Kerrison Folly. Being elevated, the cottage has a good outlook across Castle Street towards The Rookery and being on the Motte & Bailey outline of the original castle, has easy access on a circuit to all the main town centre facilities. A shortcut can also be taken across the top of Castle Hill through the nearby 1970's Award Wining houses down steps to Buckshorn Lane and the far end of Church Street. The historic town of Eye is blessed with an array of shops and businesses enabling residents to be essentially self sufficient. With schools, both Nursery, Primary and High, a Health Centre and varied social and recreational opportunities, all age groups are catered for. The excellent shops include for example the friendly 'institution' The Handyman Stores, butchers, bakers, a fine deli, two supermarkets and chemist and many others complementing those found at neighbouring Diss (approximately 5 miles). Diss is fortunate in being able to offer amongst other things an 18 Hole Golf Course and importantly a well used commuter rail service which runs

between the Cathedral City of Norwich to the north and London's Liverpool Street Stat. The town includes an impressive mix of architecture and interesting buildings especially when one considers the impressive properties towards the fine, historic Church. With a tower of 101feet, the renowned Nicklaus Pevsner in The Buildings of England (Suffolk) describes it as "one of the wonders of Suffolk".

Description

1a Castle Hill is a semi detached probably Victorian town cottage, rendered externally to the front and flank elevations with exposed red brick to the rear, all set beneath a slate tile roof. Windows have been replaced with PVC framed double glazing and gas fired radiator heating from a Vaillant boiler. The property is currently vacant and being sold as 'end of chain'. Improvement works and repair is required to both the interior and exterior of the cottage which we feel only enhances its saleability as the new owner has the scope to create a charming first class townhouse in a very nice historic setting. Internally, the layout of the accommodation comprises welcoming reception hall with staircase, double aspect reception room to the left, well proportioned kitchen space along with three bedrooms above with bathroom. A

most appealing garden sits to the south facing front and being high up, enjoys a good degree of privacy and is likely to be a real sun trap.

Reception Hall 3.71m x 2.31m (12'2 x 7'7)

Entered via a replacement PVCu framed outer glazed door with side panels either side and an initial tiled area ahead of carpet. This welcoming space includes stairs rising to the first floor along with serving as a hub to both the main reception room and kitchen. Double radiator with thermostatic radiator valve (TRV).

Reception Room 4.29m x 3.38m (14'1 x 11'1)

A light double aspect room with PVCu double glazed windows to both garden and Castle Hill. Double radiator (TRV).

Kitchen 3.71m x 2.59m Min 3.33m Max (12'2 x 8'6 Min 10'11 Max)

Fitted units currently in situ either side with woodblock work top, Belfast sink and storage options along with three appliance spaces. An Elba six hob gas range cooker will remain with cupboards either side and matching wall cupboards above. Walk-in double entry shelved cupboard. Wall mounted Vaillant gas fired boiler supplying domestic hot water and radiators. Double radiator (TRV). PVCu double glazed window to the front elevation.

First Floor Landing

The stripped timber staircase rises to the first floor landing extending into gallery balustrading featuring turned spindles. Access to loft space. Latch doors lead off....

Bedroom 1 3.68m x 2.95m (12'1 x 9'8)

A further double aspect room featuring PVCu double glazed windows the front especially providing a high view towards The Rookery. Double radiator (TRV). Dimmer switch. Fitted BT Master Socket 5C.

Bedroom 2 3.68m x 2.13m Min 2.62m Max (12'1 x 7' Min 8'7 Max)

With PVCu double glazed window to the front elevation and matching view . Double radiator (TRV).

Bedroom 3 2.18m x 1.85m (7'2 x 6'1)

With PVCu double glazed window to the front elevation and matching view. Single radiator (TRV).

Bathroom

Fitted with a suite in white featuring low level wc, pedestal wash basin and roll top cast iron double ended bath with shower attachment. Double radiator. PVCu double glazed window.

Outside

The garden lies to the front and takes advantage of the southerly aspect. Well enclosed and approached via a six foot gate from the Hill, a pea shingle path leads to the entrance door bordered by planting along the house side and lawn to the other. A Garden Shed will remain. A variety of established plants and shrubs can be found within the space creating a pleasing

ambience. An outside tap is fitted beneath the Kitchen window.

Services

Mains water, electricity, gas and drainage are connected to the property.

Agents Note

A Flying Freehold exists where 1 Castle Hill extends in part above the kitchen cupboard area.

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

1a Castle Hill, Eye, IP23 7AP

Council Tax

The property has been placed in Tax Band B.

Local Authority

Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich IP1 2BX. Telephone: 0300 123 4000

Tenure & Possession

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

Fixtures & Fittings

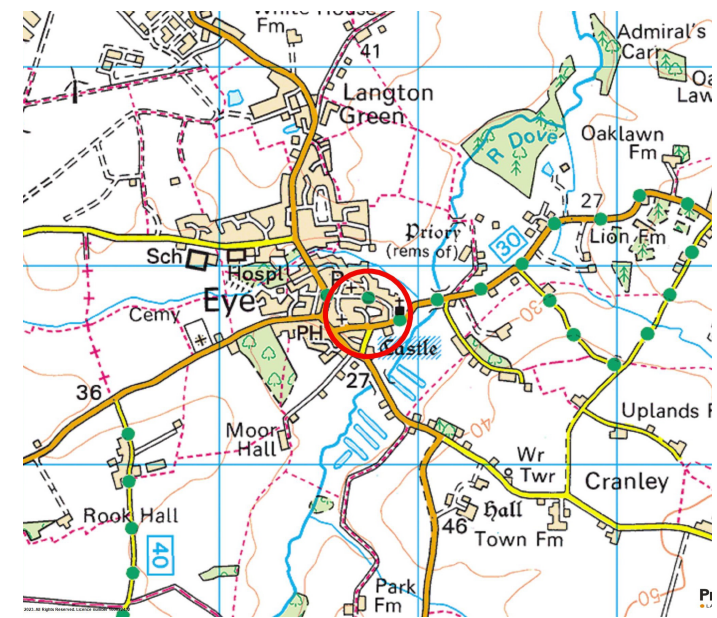
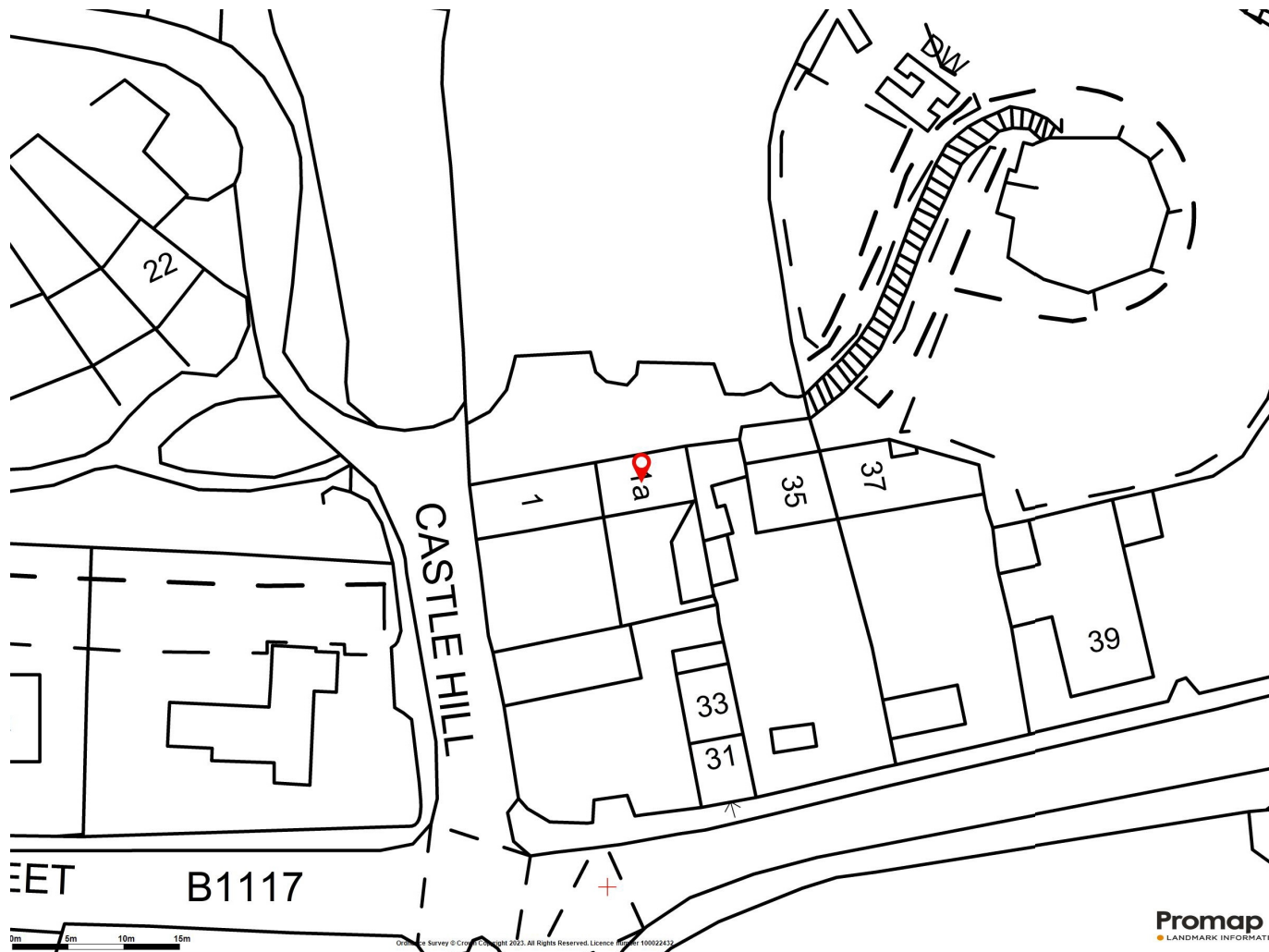
All items normally designated as vendors' fixtures & fittings are specifically excluded from the sale unless mentioned in these particulars.

Directions

Castle Hill is easily found by car or on foot. From the centre of the town pass Harrison Edge bearing left along Castle Street rather than heading downhill into Lowgate Street. Take the 2nd left into Castle Hill opposite the right turn into The Rookery. The Church is a little further along.

Viewing

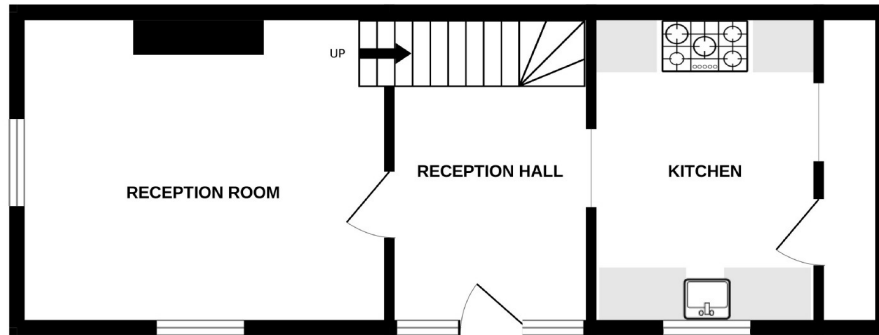
By prior telephone appointment with the vendors' agent Harrison Edge T: +44 (0)1379 871 563 *** Covid-19 - No more than two related viewers will be admitted to the property and assurances must be provided neither party has Covid-19 symptoms or has suffered from the illness. Viewers must bring with them appropriate PPE. ***



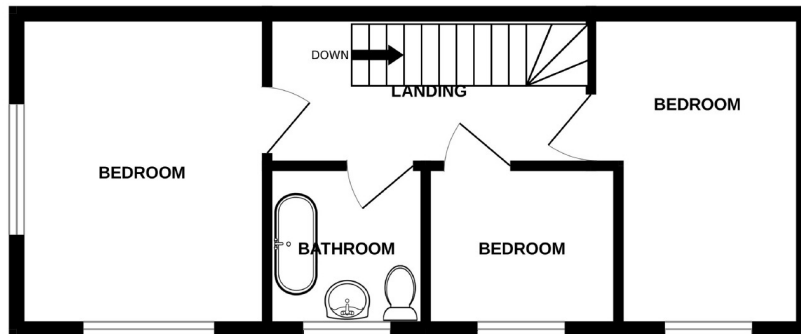
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
382 sq.ft. (35.5 sq.m.) approx.



1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA: 735 sq.ft. (68.3 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)

1a, Castle Hill EYE IP23 7AP	Energy rating D	Valid until: 17 January 2033 Certificate number: 1137-6329-5200-0113-3292
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Property type: Semi-detached house

Total floor area: 75 square metres

Rules on letting this property

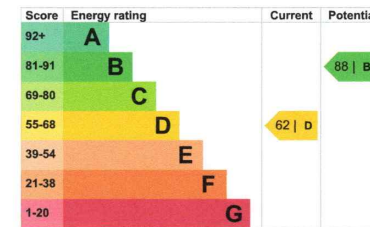
Properties can be let if they have an energy rating from A to E.

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 D. 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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