



25 Church Street, Eye

Harrison Edge
Estate Agents

This classic Eye town cottage provides stylish living space combining period features and modern convenience. With both character sitting room and practical kitchen dining space to the ground floor, upstairs lie two bedrooms and superb bathroom, all off a long landing. An added bonus is a barn to the rear with potential.

- 2 Bedrooms
- Stylish first floor Bathroom
- Underfloor heating
- Sitting Room & Kitchen Dining
- Period features
- Unconverted barn with potential

Location

No.25 Church Street forms part of a red brick terrace of cottages, within the Conservation Area of the town. Within walking distance of the town centre facilities, the property is ideally set for those seeking a convenient location ideal for not only access to the shops but also open countryside and the surrounding network of rural footpaths. Eye is extremely well served by day to day amenities and shops and is renowned for the varied cultural activities that take place throughout the year, not least theatre productions, classical music concerts, annual art exhibition and weekend long celebration of Town gardens. In addition to the excellent food shops and services, the friendly town is also renowned for shops specialising in books, antiques and objet d'art. The surrounding countryside is accessible via an excellent network of public footpaths ideal for the Rambler and the wider area contains an array of interesting villages, towns and the Coast that is only a 45 minute drive away.

Description

No.25 whilst presenting a classic Victorian red brick to the front, contains within extensive exposed timbering suggesting a much earlier building. The pretty front elevation, with two over two cottage casement windows sets itself apart from the immediate neighbours and is arguably the principal frontage within the row as a result. Behind the front door lies practical living space which has, for previous owners, been a stylish Holiday Let and full time home in addition to having been further improved. The layout includes sitting room across the front of the property with to the rear a comfortable kitchen dining space. Upstairs importantly, is a fabulous bathroom complete with panelling, stunning bath and suite to match in addition to an oversize shower enclosure. Both bedrooms and the bathroom can all be found off the surprisingly large landing which also features fitted wardrobes. Outside, across the courtyard, lies a section of the barn which extends across the rear of the cottages and which No.25 owns a central section. This space currently provides storage but with renovation should provide further space as illustrated by the neighbouring property and the conversion of their space to a

useable studio having brought the first floor fully into play.

Sitting Room 5.33m x 3.58m (17'6 x 11'9)

Stretching across the front of the cottage, this timbered room has underfloor heated tiled floor, red brick chimneybreast with slate hearth and log burning stove. Additional points to note include dolly switches (as throughout), three double wall light points, television and telephone points and twin cottage casements to the front. A latch door leads through to....

Kitchen Dining Room 5.11m x 3.40m Max (16'9 x 11'2 Max)

Fitted with kitchen units and wooden worktop incorporating Belfast sink with mixer tap, storage cupboards including pull-out wire racking and Rangemaster range type cooker, A former fireplace is now adapted to a further cupboard along with a WALK-IN PANTRY cupboard. A ledged timber door leads outside along with a cottage casement window providing an outlook to the courtyard at the rear. To the far side lies a dining table space laid with carpet as opposed to the brick floor through the kitchen area. Fitted panel heater. Stairs rise to the first floor.

First Floor Landing

Of good size and fitted with built-in Wardrobes to one wall along with access to loft space to which a light is fitted. Doors lead off to both bedrooms and bathroom.

Bedroom 1 3.73m x 3.23m (12'3 x 10'7)

One of two character rooms with exposed timbers, floorboards and classic cast iron fire grate. Window to the front elevation. Electric panel heater. Telephone point.

Bedroom 2 4.04m x 2.03m (13'3 x 6'8)

With timbering, window to the front elevation and electric panel heater.

Bathroom

This stylish bathroom includes panelling and exposed timbers in addition to a suite incorporating No Arguments tub bath with standpipe tap/shower fitting, classic shaped pedestal wash basin along with wc and oversize tiled shower enclosure. Wall lights, tiling and stainless railed vertical towel radiator completes the picture.

Outside

No.25 has access from the kitchen back door across the courtyard to the barn beyond in addition to access via the adjacent double gates fronting the street. The gates enable access to and from the kitchen door and barn at the rear. None of the outside space/garden belongs to the property. The middle section of the barn belongs to No.25 and currently provides storage with the first floor unused. With work it could convert to more useable space as demonstrated by the

adjoining neighbour to the left. The first floor measures approximately 17'6 x 8'6 and extends across a small section of the adjoining barn space (No.25) with the ground floor corresponding size wise accordingly.

Agents Note

In addition to a small section of Flying Freehold within the barn, relating to No.25 Church Street, a further area of Flying Freehold exists between the two properties in the cottages themselves - above the dining area of No. 25.

Services

The vendor has confirmed that the property benefits from mains water, electricity and drainage. Gas is available in the road but not connected.

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.

Postal Address

25 Church Street, Eye, IP23 7BD

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

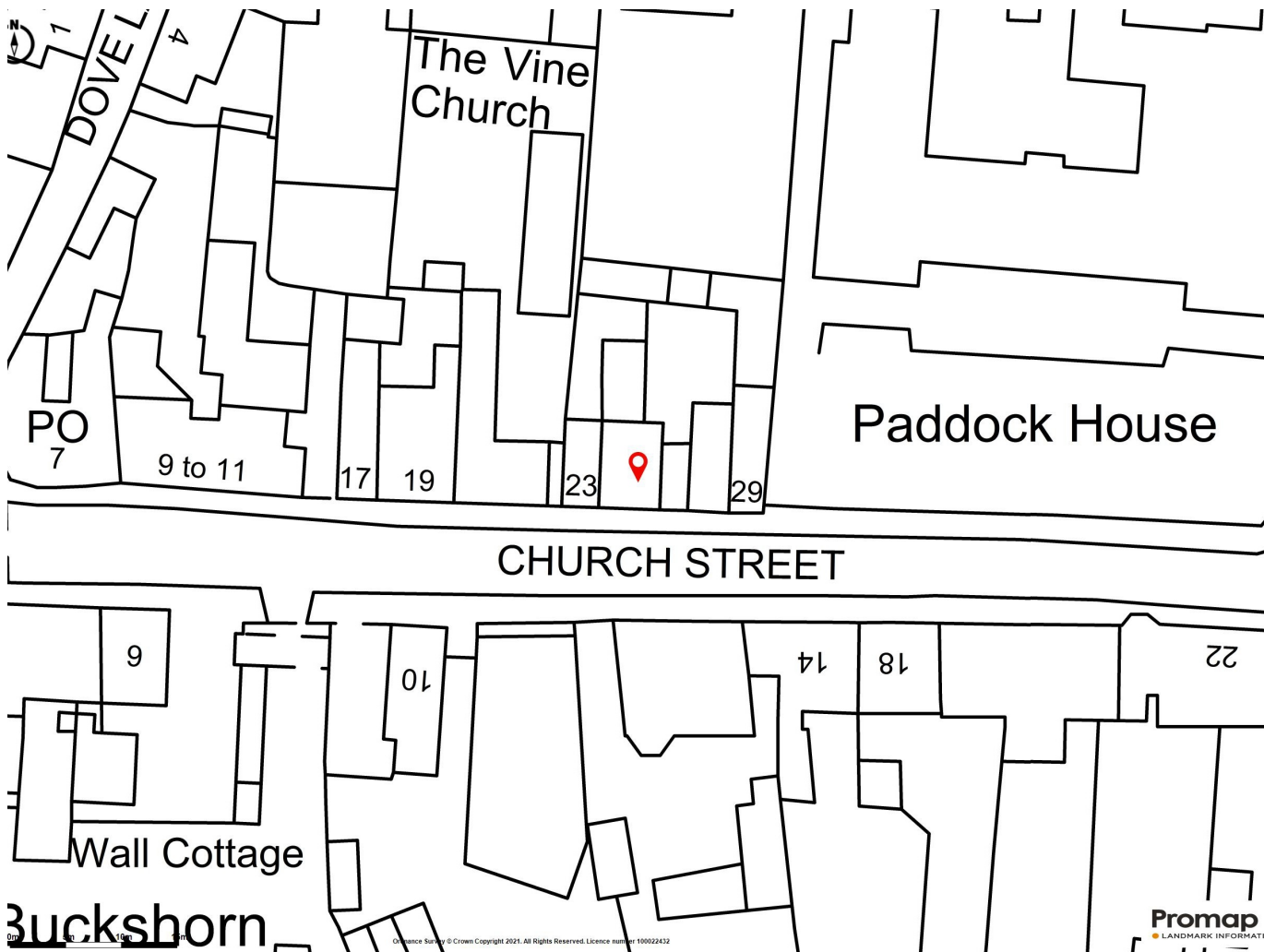
All items normally designated as vendors' fixtures & fittings are specifically excluded from the sale unless mentioned in these particulars.

Directions

Church Street extends from the Church to the Town Hall. No.25 is easily found mid way along, on the left when approached from the Town Hall end.

Viewing

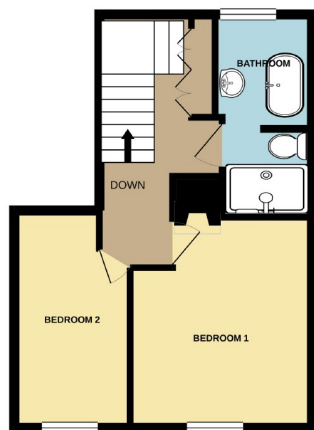
By prior telephone appointment with the vendors' agent Harrison Edge T: +44 (0)1379 871 563 07542 965 660



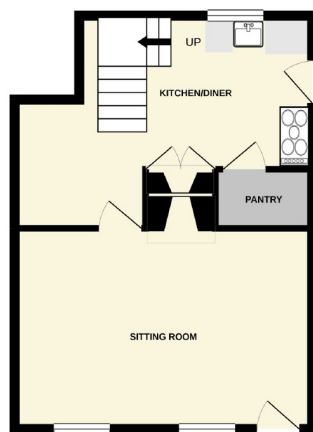
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	26	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



1ST FLOOR
355 sq.ft. (32.9 sq.m.) approx.



GROUND FLOOR
386 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 741 sq.ft. (68.8 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)

25, Church Street
EYE
IP23 7BD

Energy rating
F

Valid until: 2 October 2024
Certificate number: 9884-2867-6608-9104-7915

Property type: Mid-terrace house

Total floor area: 116 square metres

Rules on letting this property

! You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. 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>).

Properties can be rented if they have an energy rating from A to E. The [recommendations section](#) sets out changes you can make to improve the property's rating.

Energy efficiency rating for this property

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	26 F	
1-20	G		

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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