Castle Street, Eye

Harrison Edge
Estate Agents

A much loved home of forty years plus standing, this Grade II Listed period townhouse has many qualities including garaging. Arranged over four levels from Cellar to Attic, the interior has much to offer having 2 reception rooms, good hall and kitchen capable of taking a table and chairs.

- Grade II Listed
- Attic & 2 Bedrooms
- Garage/Workshop
- Quality Period Interior
- 2 Reception Rooms
- Cellar

Location

Castle Street extends from the former Barclays Bank and follows the curvature of the medieval motte & bailey castle grounds towards our fine historic Church. No.36 can be found on the right hand side having turned left, resisting the temptation to carry on straight downhill into Lowgate Street. As a landmark, the property will be found opposite one of two Chinese Take-Away businesses and former Chapel currently being turned into a private dwelling house. The town centre facilities are all within walking distance with the town network of streets and lanes connecting at various points creating shortcuts for walkers. Eye is a quietly vibrant and increasingly cosmopolitan north Suffolk town with much to offer a wide social demographic. We are well placed within the region, central to the principle towns of Norwich, Ipswich and Bury St Edmunds along with being equidistant to the Coast.

Description

36 Castle Street is the central section of three properties evolved from the early 17th Century timber frame evident within each. This central section is unique however having an impressive hallway laid with pamment tiles and Georgian design influences to the staircase rising to the first floor. Furthermore, the layout comprises not only two distinct reception rooms but also a kitchen beyond, a cellar below and a useable attic space at the very top, accessed via an early flight of stairs. The property is also fortunate in having the central section of three parts to a period outbuilding which provides this house with a garage space and room for workshop activities. The current owners have enjoyed their time in this lovely house since 1984. Improvements, repairs and renovations have been carried out along the way including the installation of gas fired radiator heating.

Entrance Hall: A welcoming, sizeable classic hallway approached via a traditional panelled outer door within a Georgian style doorcase with hoods on pilasters. Steps lead up from the street pavement. A pamment tiled floor has been retained throughout and a Georgian style staircase with attractive period newel posts rises to the first floor. The hallway is also notable for the panelled internal doors, door furniture and hinges, the door through to the rear having two glazed panels. Understairs cupboard. Double radiator.

Sitting Room: *16' x 11'10" (4.88m x 3.6m)*

Featuring a classic chimney breast and fireplace with painted chimneypiece along with alcoves either side fitted with a combination of cupboard storage and shelving. A 6/6 sash window provides natural light from the front elevation. Double and single radiators. Dimmer switch. Television socket etc. Good ceiling height as with most of the interior of 7'5 (2.28m) within this room.

Dining/Day Room: *19'1" x 12'6" (5.82m x 3.8m)*

Maximum. With chimneybreast and now blocked fireplace with raised pamment hearth. French windows not only provide natural light from the southerly aspect but access out onto the sheltered patio. Exposed ceiling timbers. A traditional panelled door leads through to the Kitchen with a step down. Good ceiling height of 6'8 (2.04m).

Kitchen: *12'3" x 10'3" (3.73m x 3.12m)*

Light and bright with glazed window and part glazed panelled outer door. Fitted units provide a mix of storage with both cupboards and drawers along with woodgrain effect worktop incorporating a stainless steel single drainer sink unit with drainer bowl and mixer tap. Neff built-in hob with extractor hood above. Neff eye level double oven with microwave function. Upright fridge freezer space. Plumbing for slimline dishwasher. Plumbing for washing machine. Wall cupboards. Kickspace heater. Worcester gas fired boiler supplying domestic hot water and radiators. Access to single storey roof space. A stripped period door in one corner provides access to the Cellar.

Cellar: Extending beneath the Dining/Day Room with headroom of approximately 1.5m. Approached via brick steps leading down from the kitchen.

First Floor Landing: The straight stairs turn at the very top to a landing extending across the width of the house. To the far end a latch door opens to a further flight of stairs providing access to the Attic.

Bedroom 1: *15'5" x 12'11" (4.7m x 3.94m)*

A lovely large partly timbered bedroom with cottage style window to the front elevation. Two wall light points. Double radiator. To the side of the chimneybreast sits a walk-in cupboard serving as a useful walk-in wardrobe complete with light, shelves and hanging rails.

Bedroom 2: *13'1" x 9'10" (4m x 3m)*
The second bedroom, found at the rear of the house and with built-in wardrobe cupboard. A window provides natural light and a far reaching view across the yard, gardens and properties beyond towards Lowgate Street. Television point.

Ante Room: Prior to the now Shower Room (former Bathroom) sits this additional space with built-in Airing Cupboard with shelves, single radiator with thermostat and hanging rail. A door leads through to the Shower Room.

Shower Room: Smart in white and more recently updated to provide a well appointed space comprising vanity wash basin and low level wc set within fitted cabinet work providing storage and surface space. A walk-in 75x120 shower enclosure has monsoon shower head and hand held shower. Window to the rear. Stainless railed vertical radiator.

Attic: *20'9" x 6'8" (6.32m x 2.03m)*
Measured as total length and between purlins (approximately shoulder height) as opposed to floor width of 11'1 (3.39m). Refurbished and useable space divided up with collars between purlins at shoulder height restricting free full height movement but excellent storage space. A door in the far corner provides access to the remaining roof space at the rear. Power and light connected.

Outside: The accessway from the road, for pedestrian and vehicular access serves 34,36, 38 & 40 (Regency House). 34, 38 and Regency House have all been sold by Harrison Edge in the past fifteen years, the point being these are now Registered and the shared nature of the access and 'yard' area, clearly established. No 36 is fortunate in owning part of the small Barn, set to one side of the Yard and now providing garaging and workshop space. No.38 Castle Street owns either side. With an up and over door, the internal space measures approximately 13'1 x 12'4 (4m x 3.78m) plus the tiled 'outshut' to the front which at some point in the past was extended to allow a car to be parked within. The garden to No.36 sits, as with the neighbours, across the Yard and is the central section with greenhouse. In the lee of the house is a patio area for sitting out.

A further 'Shed' belongs to No, 36 and is found behind the garage in a separate small building shared with No. 38.

Agents Note: No, 36 is Registered at HM Land Registry under Title Numbers SK429671 (House, Garage & Garden) and SK359872 (Shed).

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://www.ofcom.org.uk/mobile-coverage-checker

Flood Risk:
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 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: 36 Castle Street, Eye, IP23 7AW

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 C.

Tenure & Possession: The property is for sale freehold with vacant possession upon completion.

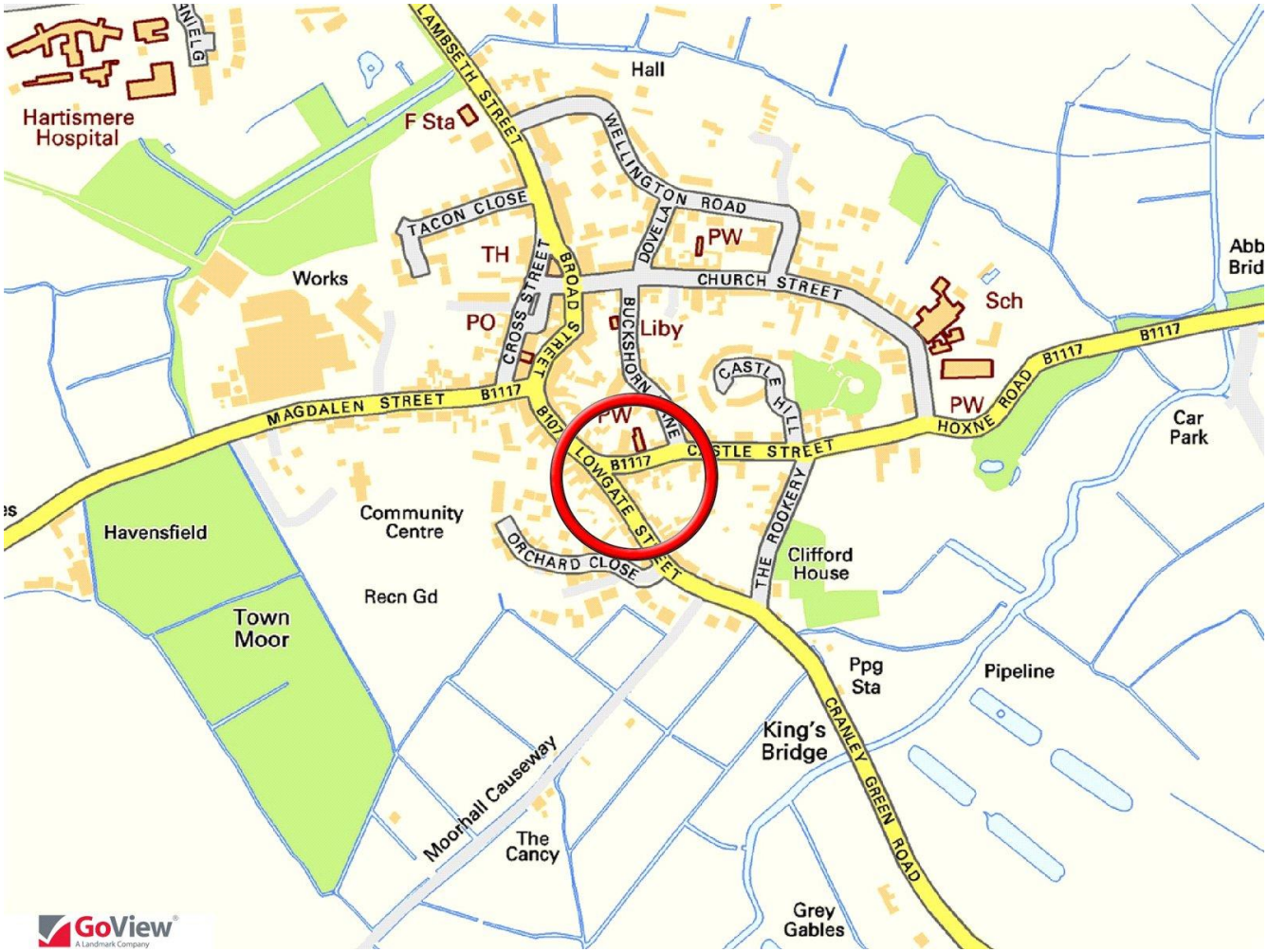
Fixtures & Fittings: All items normally designated as fixtures & fittings are specifically excluded from the sale unless mentioned in these particulars.

Identification Verification: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity. A fee of £30 inclusive of VAT applies to each Vendor/Purchaser via our preferred ID Verification partner, Verify365.

Property Information Questionnaire: The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

Viewing: By prior telephone appointment with the vendors agent Harrison Edge T: +44 (0)1379 871 563

Directions
36 Castle Street is very easy to find, just along from the Office of Harrison Edge, on the right hand side opposite the Happy House Chinese Take Away.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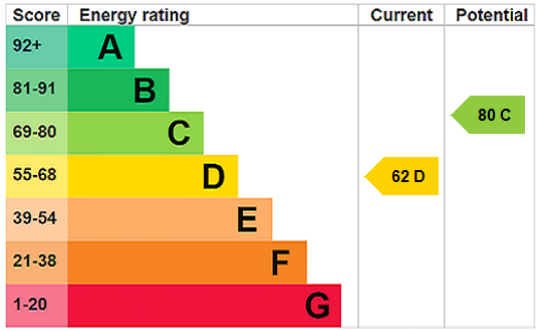
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Energy rating
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C
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TOTAL FLOOR AREA : 1830 sq.ft. (170.1 sq.m.) approx.

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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