



7 Lowgate Street, Eye

Harrison Edge
Estate Agents

No.7 Lowgate Street is the principal cottage at the end of a small historic Grade II Listed terrace. Offering two double bedrooms along with timbered sitting room and good size kitchen dining room the property is deceptively deep and roomy. It is also freshly decorated. NO ONWARD CHAIN.

- 2 Double Bedrooms
- Timbered Sitting Room
- Good size Kitchen Diner
- Courtyard Garden
- Gas fired central heating
- No Onward Chain

Location

7 Lowgate Street forms the end and principal section of an historic, Grade II Listed terrace of properties within the Conservation Area. Within walking distance of the town centre facilities, the property is ideal for not only access to the shops but also open countryside and the surrounding network of rural footpaths. Eye is renowned for the varied cultural activities that take place throughout the year not least those at The Bank Arts Centre, Church and Town Hall. Equally, the town is well provided for with shops serving everyday needs negating the need to travel to larger towns. For those though who do require wider facilities, a mainline rail station can be found at Diss (5 miles) with services between Norwich and London Liverpool Street with connections to Stratford International, DLR/City Airport and the northern line to Scotland.

Description

Unlike the adjoining and neighbouring properties, 7 Lowgate Street is much deeper providing not only two double bedrooms but a ground floor with kitchen diner. The timbered sitting room has red brick chimney breast and fireplace with wood burning stove before leading through to the roomy kitchen with ample space for a table and chairs. A rear lobby has outer door in addition to a shower room beyond. The cottage has a proven track record as both a permanent home and rental investment. The current owners having successfully Let the property for a number of years having installed mains gas radiator heating and conducted Electrical Safety Testing with most recent inspection being October 2025.

Sitting Room: 15'11" x 11' (4.85m x 3.35m)

A character space with cottage window to the front elevation and red brick chimney breast and exposed timbers. The eye is drawn through, past the stairs, to the attractive timbered kitchen and to one side, beneath the stairs, a walk-in recess providing useful storage. A wood burning stove, set on a tiled hearth provides added feature and suits the nature of the cottage perfectly. Radiator with thermostatic valve. NB. Ceiling height to around 6'8 (2.05m).

Kitchen Diner: 12'10" x 10'3" (3.9m x 3.12m)

An attractive timbered space with ample table and chair space and two windows onto the courtyard garden and those of the neighbours, at the rear of the terrace. Units are fitted around two walls comprising granite effect worktop, trimmed to match the units along with cupboard and drawer storage options, plate rack, two wicker basket 'drawers' and wall cupboards all with traditional brass fittings. Large traditional style sink, integrated dishwasher, single oven and 4 ring hob and plumbing for washing machine. Radiator with thermostatic valve. A tiled floor has been laid throughout and a latch door leads through to the...

Rear Lobby: With built-in airing cupboard housing Worcester gas fired combination boiler supplying domestic hot water and radiators. A stable type door leads out to the courtyard garden along with an early panelled door leading through to the...

Shower Room: Fitted with a suite comprising low level wc, pedestal wash basin and shower cubicle housing Triton T70si shower unit. Vertical stainless steel railed radiator.

First Floor Landing: Stairs having risen from the sitting room rise up to a landing with doorways left and right leading to each of the two double bedrooms.

Bedroom 1: 12'11" x 11'1" (3.94m x 3.38m)

A dormer window provides an outlook across the rear of the terrace and the courtyard gardens in addition to a smaller window at the rear. Built-in cupboard. Radiator with thermostatic valve.

Bedroom 2: 12'2" x 10'8" (3.7m x 3.25m)

A second double room, this time at the front of the cottage and with window to the street. Built-in wardrobe cupboard to the side of the red brick chimneybreast and further, smaller window, to the side. Radiator with thermostatic valve.

Outside: A Right of Way from the street, at the end of the terrace, leads across the neighbouring cottages to the courtyard of No.7. At the right time of day this is a veritable sun trap and an ideal spot for 'pot gardening'. A brick outhouse provides useful garden storage.

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/>

Flood Risk: For Flood Risk information paste the following Link into your Browser: <https://www.gov.uk/check-long-term-flood-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.

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.

Postal Address: 7 Lowgate Street, Eye, IP23 7AS

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

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

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

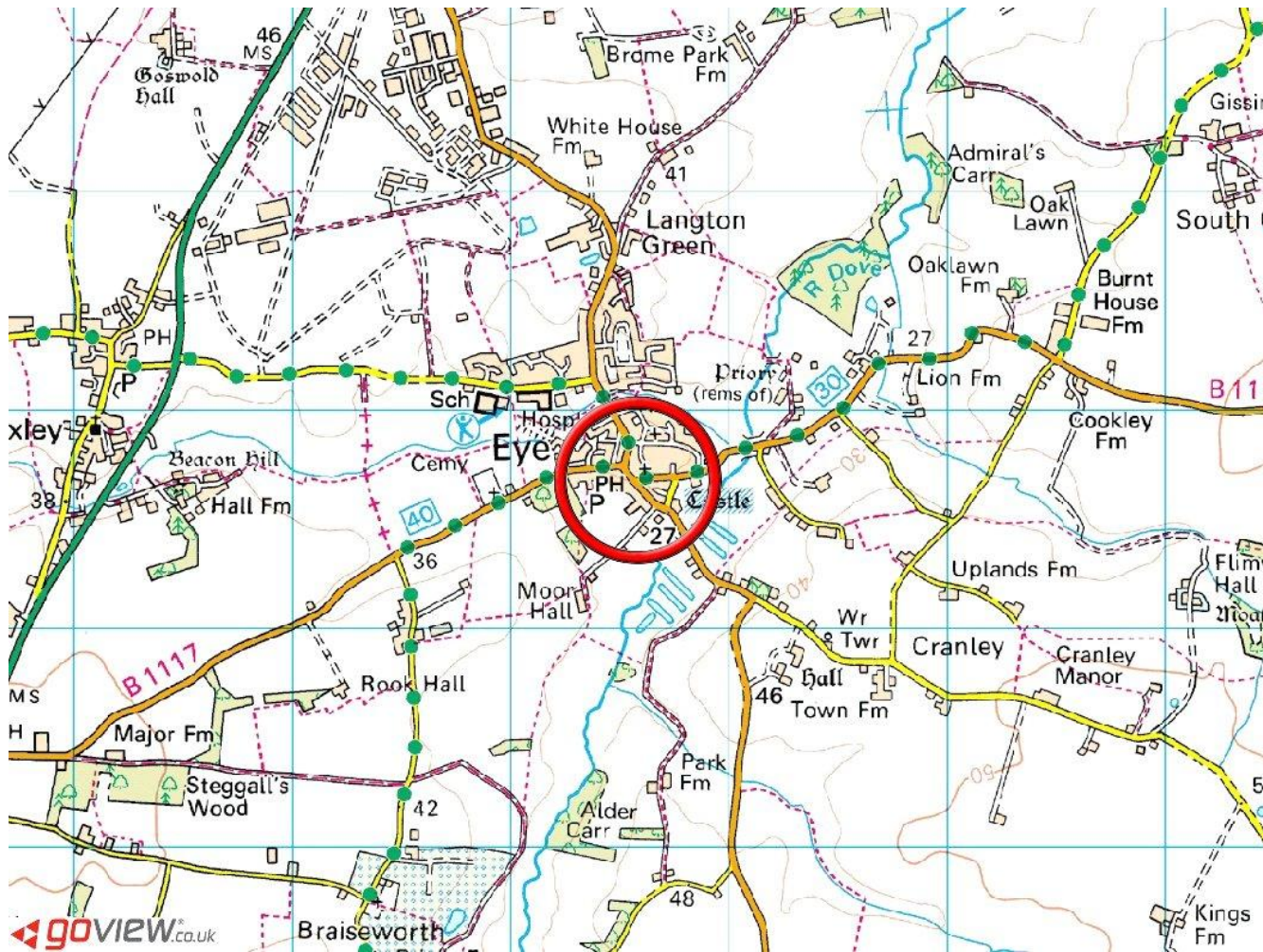
Fixtures & Fittings: All items normally designated as fixtures & fittings are specifically excluded from the sale unless mentioned in these particulars.

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

Directions

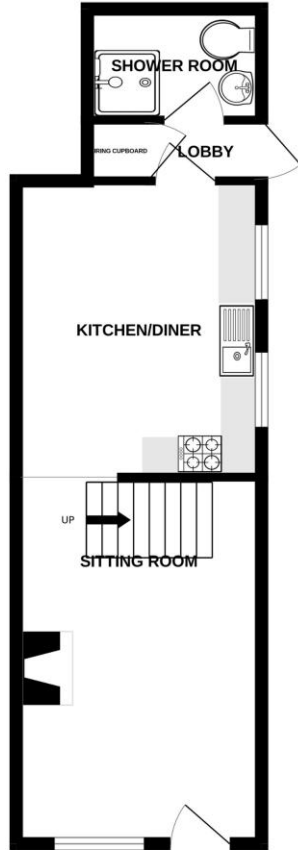
7 Lowgate Street is easily found towards the top of Lowgate Street which itself is a continuation of the towns 'through' road.



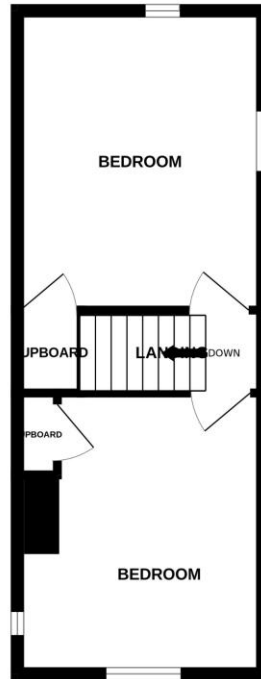


Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

GROUND FLOOR
370 sq.ft. (34.4 sq.m.) approx.



1ST FLOOR
314 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA: 684 sq.ft. (63.6 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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