



The Rookery | Eye | IP23 7AR
Price Guide £500,000 - £550,000

twgaze

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Guide: £500,000 - £525,000. Nestled in the charming village of Eye, The Rookery is a splendid Georgian house that offers a perfect blend of elegance and comfort. This impressive residence boasts five spacious plus 2 further attic bedrooms reception rooms, providing ample space for both relaxation and entertaining. Further garden land available by separate negotiation.

- Guide: £500,000 - £525,000
- 5 Bedrooms, along with 2, Attic spaces
- Driveway and garage
- Updating required
- Grade II Listed property
- Many features and lots of character spaces
- Tucked away, yet just a short walk from the shops
- No Onward Chain

Location

Rookery House is within walking distance to the town centre, the primary school and church. The town is steeped in history and provides an interesting range of local shops and a wide array of social and medical facilities. Hartismere High School offers secondary education to sixth form level and is highly regarded. The town is also well located for access to the A140 just a mile or so away providing a direct route to Norwich and Ipswich, both around 25 miles distant. Just across the county border into Norfolk is the thriving market town of Diss providing local and national shopping, sporting and leisure facilities including an 18 hole golf course and driving range. There is a mainline rail station at Diss providing regular intercity services to Norwich (20 minutes), Ipswich (23 minutes) and London Liverpool Street (around 90 minutes). The renowned Suffolk Heritage Coast around Southwold is within 40 minutes or so by car.





The Property

A much-loved family home for many years Rookery House now comes to the market in anticipation of a new owner's vision for this elegant 18th century Grade II listed property. At present the accommodation is mainly arranged over 2 floors with 5 bedrooms on the second floor and 2 good size attic bedrooms.

Heavily beamed and timbered throughout with period doors, fireplaces and features having been retained. Some updating has been undertaken and the property benefits from a smart modern kitchen with a range of cupboards and solid wood worktops. The kitchen features a brick-built chimney thought originally to be part of the 'copper' used for heating water. It is now fair to say that the property would benefit from remodeling and updating. A dry cellar provides extra valuable storage. Wrap around mature gardens and off-road parking.

Outside

The property sits centrally within its gardens and there are several sheds and small outbuildings.

Agent note

Further garden to the rear is available by separate negotiation.

Services

Mains water, mains sewerage, electricity and gas are connected. Heating is via radiators and night storage heaters.

How to get there:

[What3words///funny.nametag.crossings](https://www.what3words.com/funny.nametag.crossings)

Council Tax Band : G

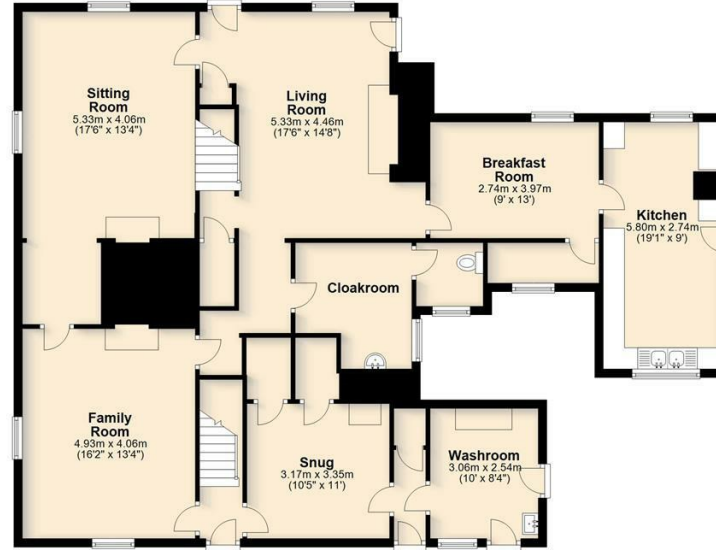
Viewing

strictly by appointment with TWGaze

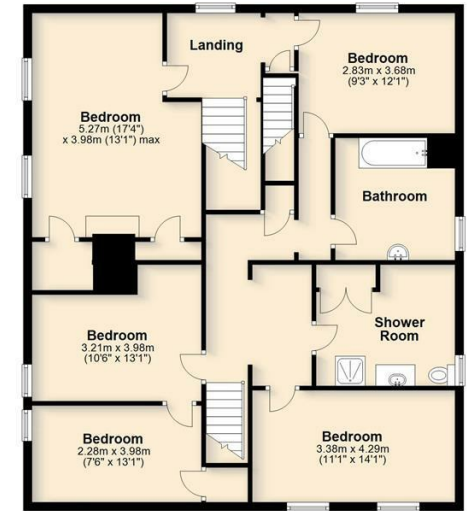
Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.

In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

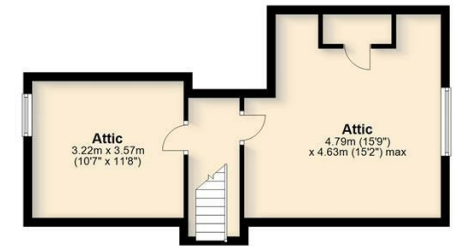
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Ground Floor
Approx. 153.8 sq. metres (1655.5 sq. feet)



First Floor
Approx. 114.3 sq. metres (1230.1 sq. feet)



Second Floor
Approx. 36.7 sq. metres (395.4 sq. feet)

Total area: approx. 304.8 sq. metres (3281.0 sq. feet)

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