



Mulberry House  
24 Magdalen Street  
Eye  
Suffolk  
IP23 7AJ

Offers in excess of £600,000







- Set in 0.82ac
- Attached annex
- Tucked away in the town.
- Elegant period house
- 5 bedroom, 3 reception room
- Delightful walled garden and folly
- Grade II Listed
- No onward chain



#### Location

One of the many benefits of Mulberry House is its position tucked away in the centre of town within its walled garden, hidden from view and yet just a stroll into the town centre and its range of facilities. For the commuter, the larger market town of Diss is just 6 miles to the north and from here there are regular direct journeys to London Liverpool Street in around 90 minutes. The Heritage Coast around Southwold and Walberswick is just 40 minutes or so drive to the east. Eye is a well placed town with easy access onto the A140 with Ipswich 21 miles to the south and Norwich 26 miles to the north







### The Property

Mulberry House is an elegant Grade I Listed property which has been well maintained and has generously proportioned rooms. It also has an annex area which is ideal for a dependant relative or perhaps teenagers. Equally, this area would suit someone looking to work from home as it has independent access.

The rear of the house dates from the early 18th century and in this area the timber frame has been revealed which gives a lovely blend of ages as the front and more elegant part dates from the 19th Century and affords bigger and brighter rooms.

It is fair to say that some elements may be considered slightly dated in style and this allows a new owner the chance to make their own mark on the house.

### Outside

The grounds extend to 0.82ac which is very unusual to find in a town especially when much of the garden is walled. The grounds are easy to maintain with much being laid to lawn and of particular note is the garden house folly which is Listed in its own right. This provides a delightful area to sit and enjoy the grounds especially in the morning when it is bathed in light. On the more practical side there is a number of small scale outbuildings providing useful storage. A second access (pedestrian) leads out into the town centre.

### Services

Mains water, electricity and drainage are connected. Oil fired boiler providing heating to radiators.

### Directions

From Diss heading into Eye and passing the town hall on your right. Just before the Arts Centre turn right into Magdalen Street. At the end of the houses on the right and immediately before the food processing plant, turn right beside a garden wall and then bear right through the iron gates and Mulberry House is ahead.

### Viewing

Strictly by appointment with TW Gaze.

### Freehold

Council Tax Band - F

### Ref: 2/18793/MS

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