



Mertle Cottages South Green, Eye

In Excess of £625,000

Mertle Cottages South Green

Eye, Eye

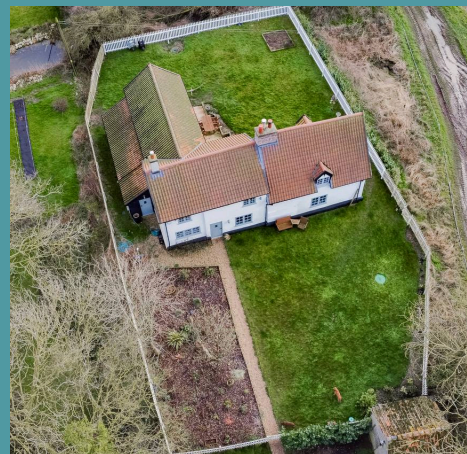
Set along a quiet track, this Grade II Listed home seamlessly blends historic charm with modern comfort, offering over 2,000 sq. ft. of beautifully restored living space. Thoughtfully extended, it retains Medieval timbered character while featuring underfloor heating, bespoke windows, and a high-spec kitchen with a four-oven Aga. Three versatile reception rooms, including a sitting room with exposed beams and a wood-burning stove, lead to bi-fold doors opening onto a sunlit terrace. Upstairs, two staircases access three unique bedrooms, including a vaulted main suite with panoramic views. With detached garaging, a former stable workshop, and fibre broadband, this secluded yet well-connected countryside retreat is a rare find.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





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The Location

Eye is a picturesque jewel of a town in North Suffolk with listed buildings, independent shops, traditional butchers, village pub, Ofsted outstanding rated schools, supermarkets, post office, health centres, historical churches and much more. Positioned centrally within Norfolk & Suffolk, the principal towns of Ipswich, Norwich & Bury St Edmunds are all within a similar distance of around 20 miles. Equally, the busy market town of Diss is around 5 miles distant providing, amongst other things, a mainline rail station with commuter service to London Liverpool Street in around 90 minutes, making the area popular and convenient for commuters whilst offering beautiful walks and a relaxed life style.

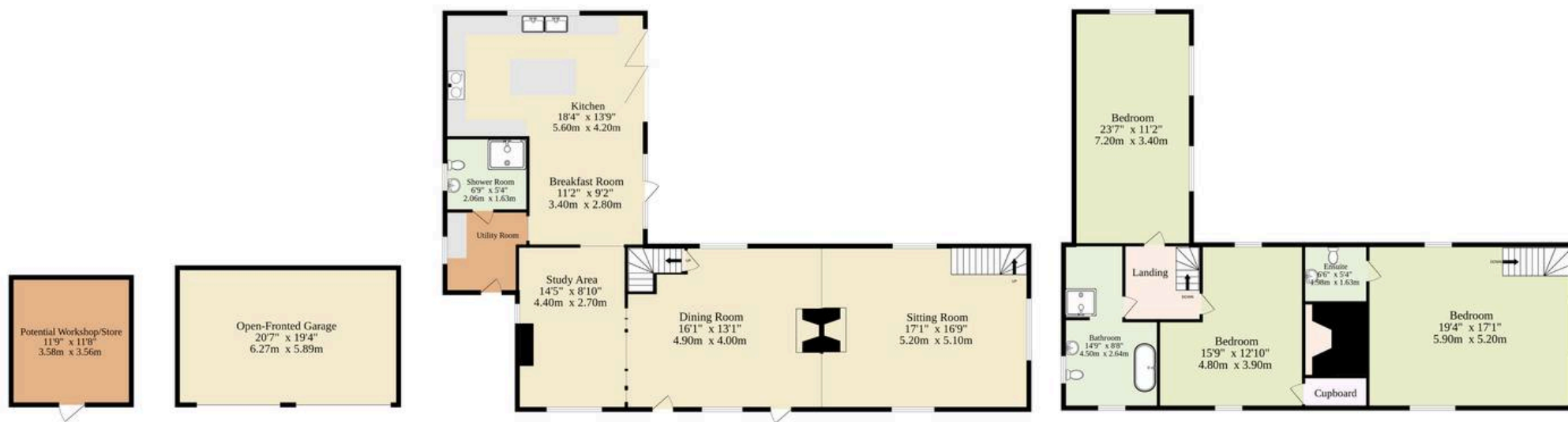


South Green, Eye

Basement
542 sq.ft. (50.4 sq.m.) approx.

Ground Floor
1043 sq.ft. (96.9 sq.m.) approx.

1st Floor
1030 sq.ft. (95.7 sq.m.) approx.



TOTAL FLOOR AREA : 2615 sq.ft. (242.9 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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