



9 Castle Street, Eye

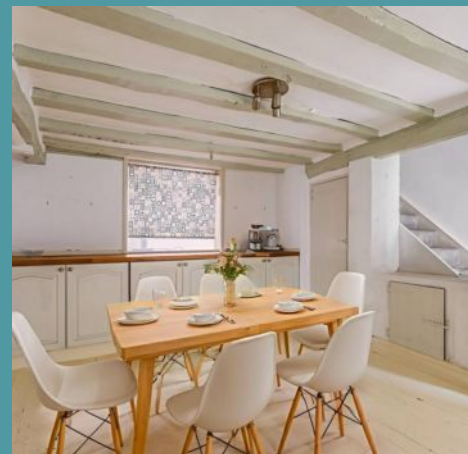
Offers in Region of £475,000

9 Castle Street

Set in the heart of the historic market town of Eye, 9 Castle Street is a substantial Grade II listed property offering over 2,400 sq. ft. of internal accommodation, a large walled town garden, and the rare advantage of gated parking accessed via Buckshorn Lane. Thought to originate from the early 1500s, the property carries significant historical interest, with its listing granted in 1971. Once a Coaching Inn and later converted into a house with shop premises, the building retains much of its character while offering an exceptional level of versatility. Its scale, position, and unique layout make it ideally suited to a range of residential, multi-generational, or live-work uses.

Council Tax band: TBD

Tenure: Freehold





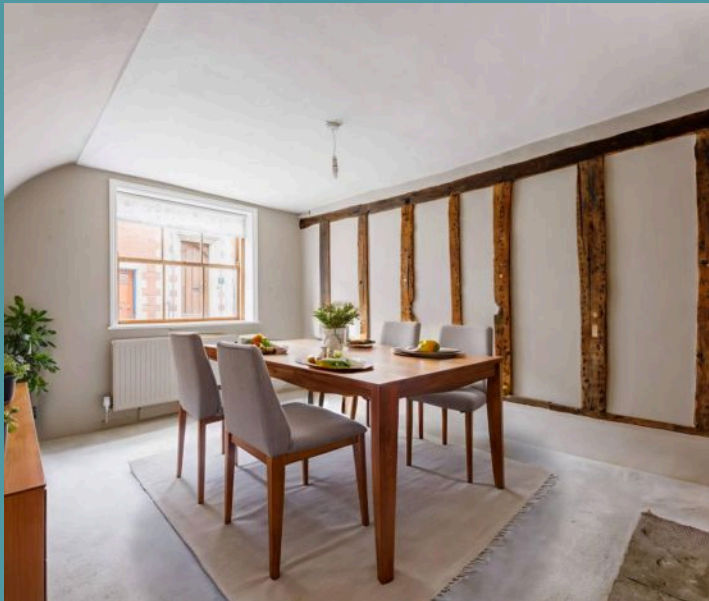
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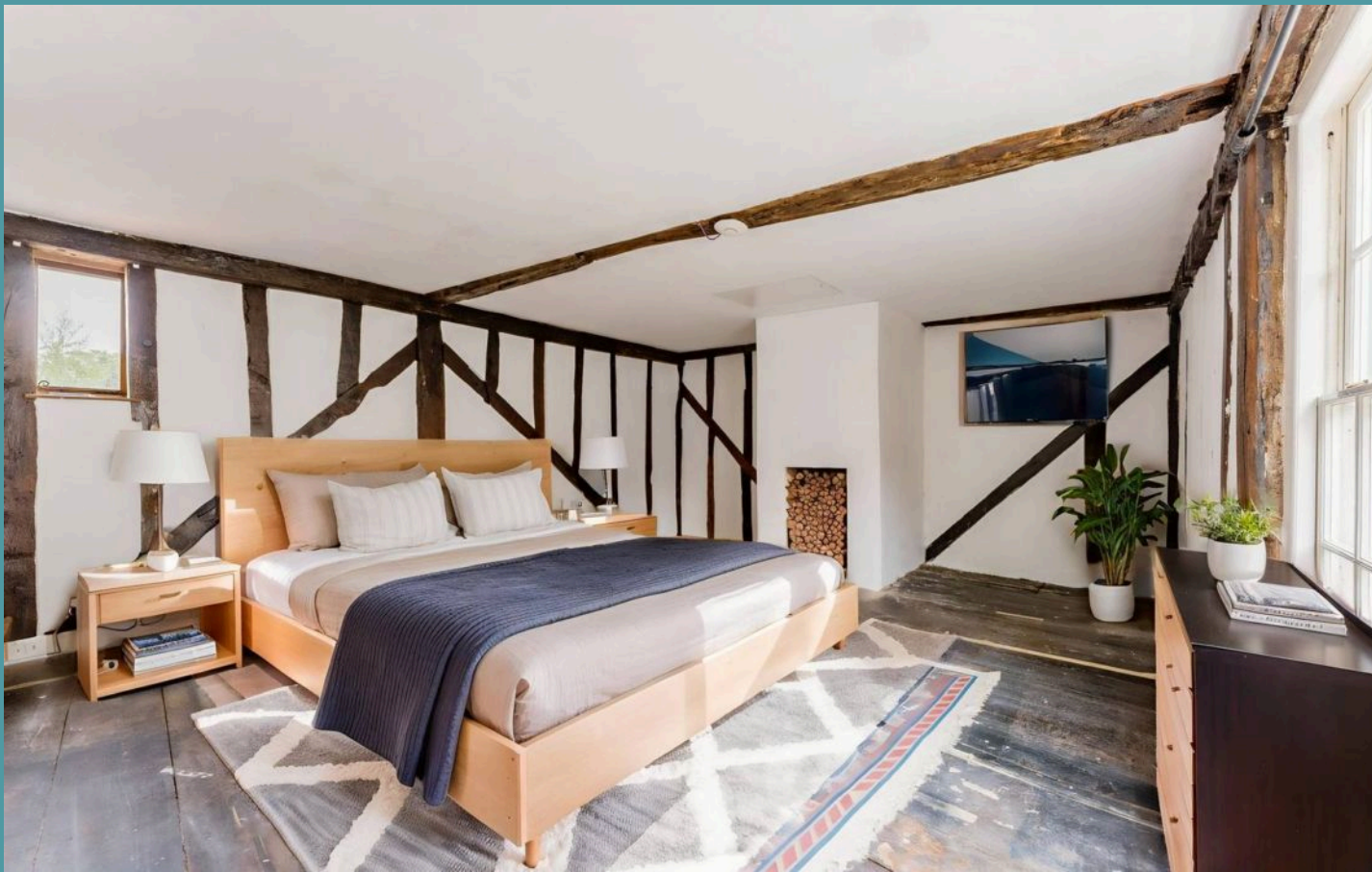
Location

Castle Street enjoys a prime position in the historic Suffolk market town of Eye, known for its medieval charm and thriving community spirit. The property lies just a short stroll from the town centre, where you'll find a range of independent shops, cafés, a well-stocked Co-op, and a highly regarded deli. Eye also offers a popular primary school, health centre, and the iconic Eye Castle ruins - perfect for weekend walks or panoramic views across the countryside. With regular bus services and convenient road links to Diss, Framlingham, and the A140, this is a well-connected location that blends everyday practicality with a sense of heritage and character. The surrounding area offers a peaceful yet active lifestyle, with scenic walking routes, local events, and a close-knit community that continues to attract those seeking a slower pace without sacrificing amenities.

Castle Street

The current owners have reconfigured the former shop space into a functioning commercial catering kitchen with B2 commercial use, granted in May 2018. This area, along with two additional reception rooms at the front of the property and a central hallway, forms a flexible and functional layout ideal for both residential and business use.





9 Castle Street

At the rear of the property, a spacious 25ft kitchen/breakfast room serves as a central hub for everyday living, while a third reception room, currently used as a bedroom, features sliding doors that open directly to the garden, creating an easy connection to the outdoors. A further reception room with adjacent laundry facilities also provides scope for flexibility.

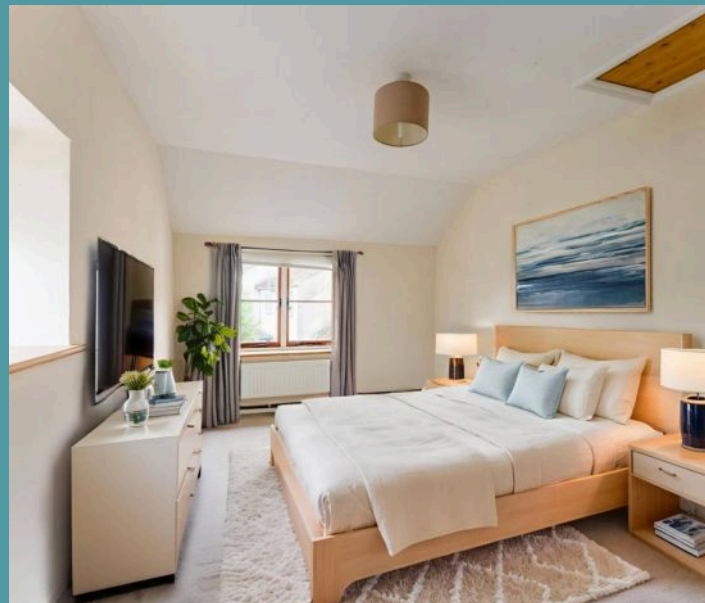
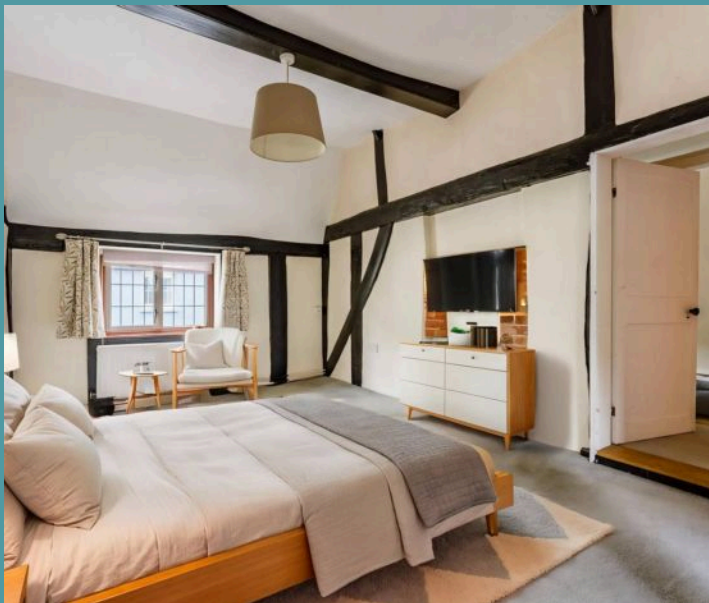
Upstairs, a winding landing gives access to four bedrooms, including a large principal bedroom with dressing area, an en-suite, and a further family bathroom.

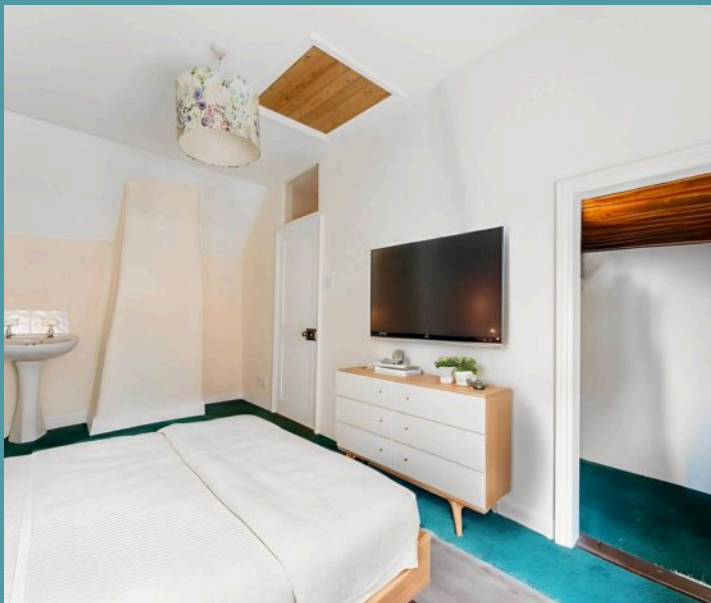
Externally, the property opens from Castle Street via traditional double gates leading through the former carriage access. Although this is no longer used for vehicles, secondary access from Posting House Court and Buckshorn Lane allows for secure off-road parking behind double gates. The enclosed town garden is a notable highlight - generous in size and offering privacy, it's well-suited for family enjoyment or quiet relaxation.

This is a rare opportunity to acquire a historically significant home with a rich narrative, flexible layout, and practical town-centre features such as gated parking, commercial zoning, and scope for further enhancement.

Agents Notes

We understand this property will be sold freehold, connected to all main services.

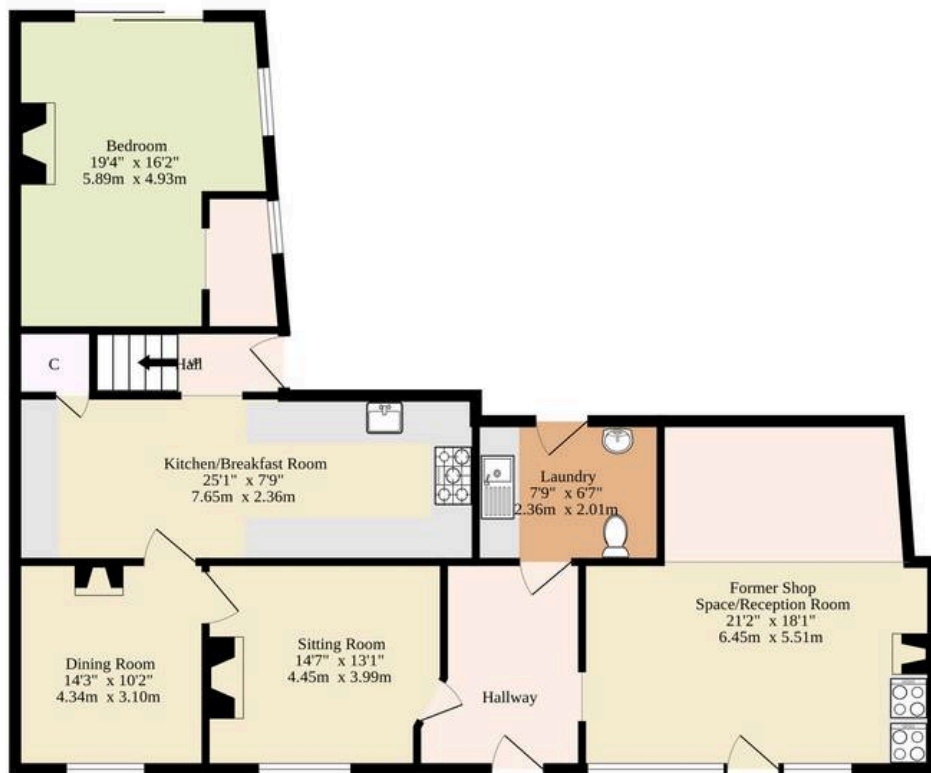




9 Castle Street

- Grade II listed character property with versatile accommodation
- Three reception areas offering excellent flexibility for family living or work-from-home setups
- Spacious 25ft kitchen/breakfast room
- Separate entrance to former shop space with B2 commercial use potential
- Five bedrooms and two bathrooms, including a generous ground floor bedroom
- Large walled town garden providing privacy and a peaceful outdoor setting
- Gated driveway and ample off-road parking
- Walking distance to local shops, cafes, and amenities in central Eye

Ground Floor
1418 sq.ft. (131.7 sq.m.) approx.



1st Floor
1003 sq.ft. (93.2 sq.m.) approx.



TOTAL FLOOR AREA : 2421 sq.ft. (224.9 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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