



14 Castle Street, Eye

Eye



Minors & Brady

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A characterful two-bedroom townhouse, perfectly located in the heart of Eye, just a short walk from the high street and within easy reach of the surrounding Waveney Valley countryside. The property combines period features with modern updates, from the welcoming reception room with its cast-iron stove to the bright kitchen/diner that opens through large French doors onto a private south-facing courtyard. Upstairs, a generous principal bedroom with built-in storage sits alongside a versatile second bedroom, while the bathroom features a classic roll-top bath and elegant panelled walls. Outside, the courtyard garden provides a secluded space for outdoor entertaining or quiet relaxation, framed by high brick walls and charming turrets. This home offers a rare combination of charm, comfort, and a central location with convenient access to local amenities and nearby towns.





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- Two-bedroom townhouse situated in the heart of Eye, perfectly positioned for the high street, local amenities, and the surrounding Waveney Valley countryside
- Period charm retained throughout the property while integrating modern updates for comfort, style, and practicality
- Spacious reception room with a striking cast-iron stove, original period features, and a welcoming atmosphere for both relaxing and entertaining
- kitchen/diner with farmhouse-style fittings and large French doors that open onto a private south-facing courtyard, ideal for alfresco dining
- Generous principal bedroom at the front of the property with built-in storage above the staircase and plentiful natural light
- Versatile second bedroom offering flexibility as a guest room, home office, or hobby space
- Bathroom featuring a classic roll-top bath, crisp white sanitaryware, and panelled walls that add timeless character
- Secluded courtyard garden with a paved patio, high brick walls, rebuilt turrets, and a sunny aspect providing privacy and charm
- Prime location with easy access to Diss, offering a wider range of shops, leisure facilities, and a mainline railway station with services to London and Norwich
- Excellent transport links via the nearby A140, providing straightforward access to Norwich, Ipswich, and the picturesque Suffolk and Norfolk countryside



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Location

Castle Street in Eye, Suffolk, offers a charming market-town lifestyle with a real sense of community. The street itself is lined with period homes and characterful cottages, and within a short stroll, residents can enjoy independent shops, a traditional bakery, local cafés, and small convenience stores, perfect for everyday needs and leisurely weekends. Families benefit from excellent local schools, including St Peter and St Paul Primary School and Hartismere School for secondary education, while nearby Diss, just 4 miles north, provides additional primary and secondary options.

For shopping, dining, and entertainment, Diss offers a wider variety of amenities while retaining its market-town appeal. Its streets are home to independent boutiques, larger high-street chains, cafés, and restaurants, along with a weekly market that brings a lively community feel. Residents can also enjoy recreational facilities such as sports clubs, parks, and riverside walks along the Waveney, ideal for weekend leisure or family outings.

Norwich, roughly 20–25 minutes' drive from Eye, expands the options significantly. As a regional city, Norwich combines historic charm with modern amenities: the city features large shopping centres such as Chapelfield and Castle Mall, independent stores along Elm Hill, a thriving café culture, fine dining, theatres, cinemas, museums, and vibrant nightlife. For commuters, Norwich station provides direct services to London Liverpool Street in about 90 minutes, making the city accessible for work or day trips.

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This property has been thoughtfully enhanced and updated over the years, creating a home that marries timeless character with contemporary comforts. Inside, the reception room, accessed via the period front door, is a warm and inviting space, featuring a striking fireplace with an inset cast-iron stove, a true focal point. Cleverly designed, a staircase leads to the first floor with a useful storage cupboard beneath, while beyond the reception room, the kitchen/diner opens out to the sun-drenched courtyard gardens through large French doors, offering an ideal setting for alfresco dining and entertaining.

Upstairs, the principal bedroom at the front of the property is generously proportioned and includes built-in storage above the staircase. The second bedroom provides versatile accommodation, perfect for guests, a home office, or hobby space. The bathroom is a particular highlight, beautifully appointed with a classic roll-top bath, crisp white sanitaryware, and elegant panelled walls, combining both style and functionality.

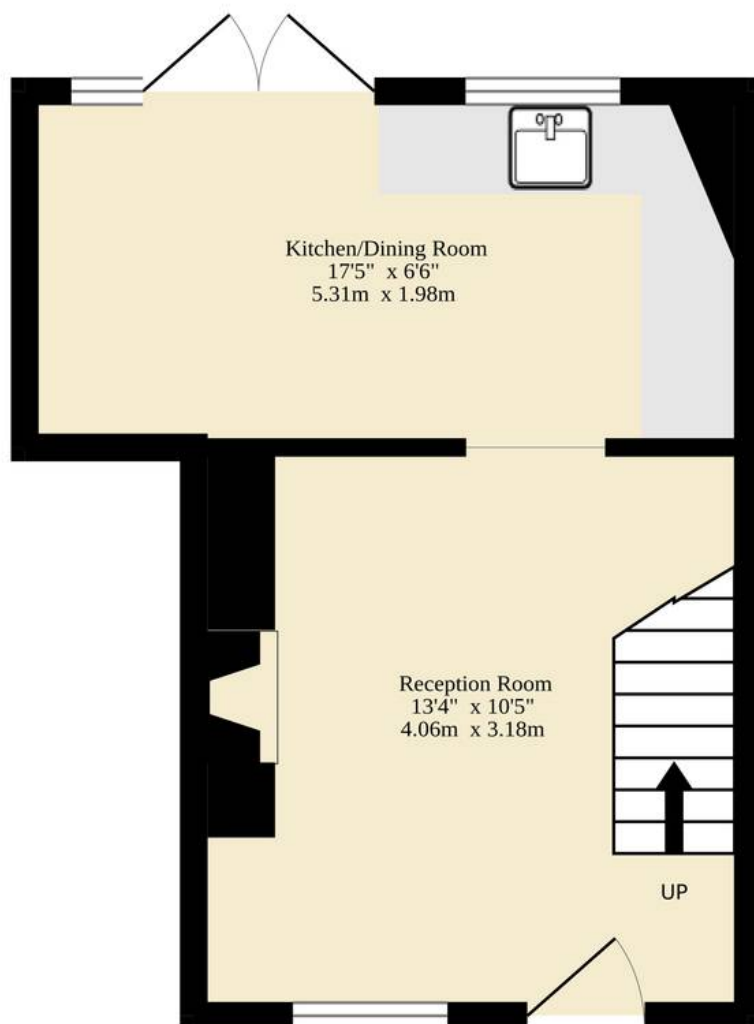
The private courtyard garden features a generously sized paved patio and a sunny south-facing aspect. Enclosed by high brick walls with charming rebuilt turrets, it offers both privacy and character, creating the perfect backdrop for relaxing or entertaining in a serene setting.

This property is a rare opportunity to enjoy the perfect balance of town and country living in a home that has been meticulously cared for and thoughtfully updated. Its combination of character, modern touches, and central location make it an ideal choice for anyone looking to immerse themselves in the lifestyle that Eye and the surrounding countryside have to offer.

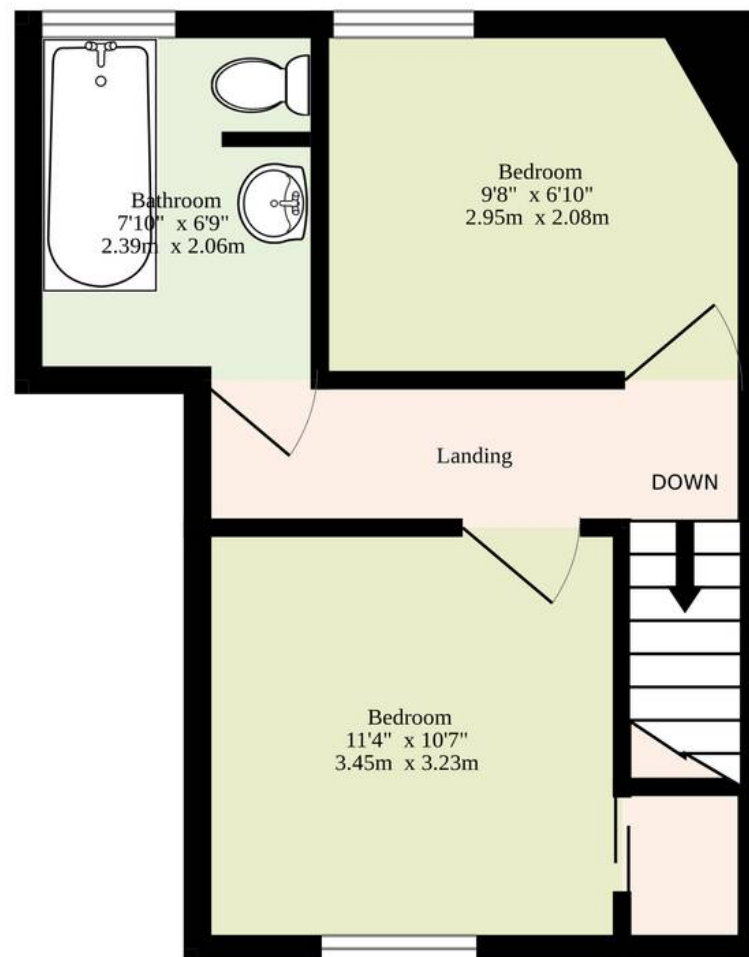


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		62
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Ground Floor
256 sq.ft. (23.8 sq.m.) approx.



1st Floor
270 sq.ft. (25.1 sq.m.) approx.



TOTAL FLOOR AREA : 526 sq.ft. (48.9 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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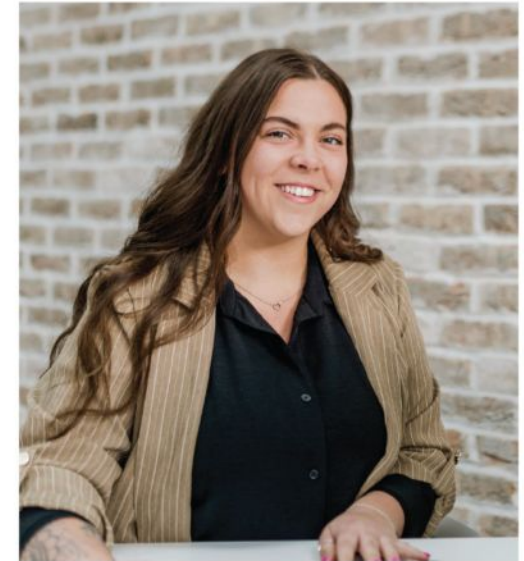
Dreaming of this home? Let's make it a reality



Meet *Nicola*
Branch Manager



Meet *Theo*
Property Consultant



Meet *Anya*
Aftersales Progressor

Minors & Brady
Your home, our market

 diss@minorsandbrady.co.uk

 01379 771444

 46-47 Mere Street, Diss, IP22 4AG

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