



9 Lambseth Street, Eye
Eye



Minors & Brady

9 Lambseth Street

Hidden behind its charming façade, this Grade II listed thatched cottage reveals a home rich in character and thoughtfully arranged for modern living, blending exposed beams, traditional details and sympathetic finishes with a layout that flows naturally throughout. Framed by cohesive green-toned windows and doors, the property sits comfortably within the historic heart of Eye, benefitting from nearby on-street parking and a setting that perfectly suits its heritage. Inside, the sitting room creates a warm and welcoming atmosphere, enhanced by a log-burner style feature and an inviting sense of intimacy. Rising through the home, the kitchen and bedroom spaces are both practical and well-proportioned, offering comfort without compromising the cottage's original charm. Tucked above, the bedroom and en-suite form a peaceful retreat that feels cosy yet functional for everyday living, while the low-maintenance outdoor space completes the picture, making this an ideal home for those seeking character, simplicity and a well-regarded location.

- Grade II listed one-bedroom thatched cottage
- Located in the well-regarded and historic town of Eye
- Attractive exterior with cohesive green-toned windows and doors
- On-street parking available nearby
- Characterful sitting room with exposed beams and imitation log burner
- Traditional latch doors and period features throughout
- Country-style kitchen with Belfast sink, wooden worktops and muted green cabinetry
- Cosy yet spacious master bedroom with en-suite bathroom
- Low-maintenance outdoor space with artificial turf, decking and space for a shed
- Ideal for downsizers or those seeking a charming home with character





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The Location

Eye is a charming town in north Suffolk, known for its picturesque streets, independent shops, traditional butchers, cafés, and welcoming pubs. The town benefits from a strong sense of community, with regular local markets, recreational green spaces, and facilities such as a library, health centre, and sports clubs.

Families are well catered for, with a primary school in the town centre and nearby Hartismere School, which has been rated “Outstanding” by Ofsted. The combination of good schools, amenities, and a friendly community makes Eye a popular choice for families and downsizers alike.

The town is conveniently located for commuting and day trips. Diss, just 4–5 miles away, provides a mainline rail service to London Liverpool Street in around 90 minutes, while the larger towns of Ipswich, Norwich, and Bury St Edmunds are all within roughly 20 miles. At the same time, Eye offers a relaxed, rural lifestyle with plenty of countryside walks, parks, and scenic views.

With its mix of character, convenience, and community spirit, Eye provides an appealing setting for those seeking a balanced lifestyle in a friendly and well-connected town.

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Lambseth Street, Eye

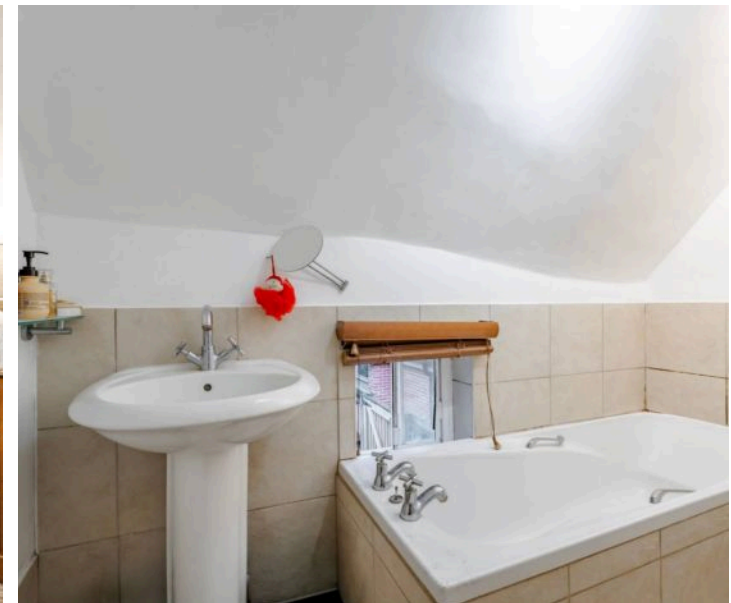
Tucked away in the heart of the well-regarded town of Eye, this beautiful Grade II listed one-bedroom thatched cottage offers a rare blend of character, comfort and thoughtful presentation. With on-street parking available nearby, the property immediately impresses from the outside, where the classic thatched roof sits perfectly alongside cohesive windows and doors finished in a soft, elegant green tone, complementing the cottage's historic charm.

You enter directly into the sitting room, a welcoming space that instantly sets the tone for the home. Exposed beams overhead highlight the cottage's heritage, while an imitation log burner creates a warm and cosy focal point, ideal for quiet evenings in.

The room feels intimate yet well-proportioned, offering a comfortable setting for both relaxing and entertaining.

From the sitting room, a small set of steps leads up through a traditional latch door into the kitchen area. Designed with both practicality and style in mind, the kitchen features a classic Belfast sink, wooden worktops and muted green cabinetry that sits beautifully within the countryside aesthetic of the home.

This is a functional and well-planned space, thoughtfully finished to remain in keeping with the cottage's character while meeting everyday needs.



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Also from the living room, a door opens to the staircase, leading you up to the master bedroom. This is a wonderfully cosy yet surprisingly spacious room, comfortably accommodating a double bed while retaining a calm and restful atmosphere.

The addition of an en-suite bathroom enhances the sense of privacy and convenience, making this upper level a complete and comfortable retreat.

To the rear, the cottage benefits from a charming outdoor space, featuring artificial turf and a decked seating area, providing a low-maintenance yet enjoyable area for outdoor dining or relaxing. The vendor has also erected a shed, offering useful storage without compromising the space.

Altogether, this delightful cottage presents an ideal opportunity for those looking to downsize without sacrificing character, or for anyone seeking a home rich in charm within a sought-after setting.

With its thoughtful layout, period features and inviting atmosphere, this is a property that feels both special and genuinely homely.

Agents Note

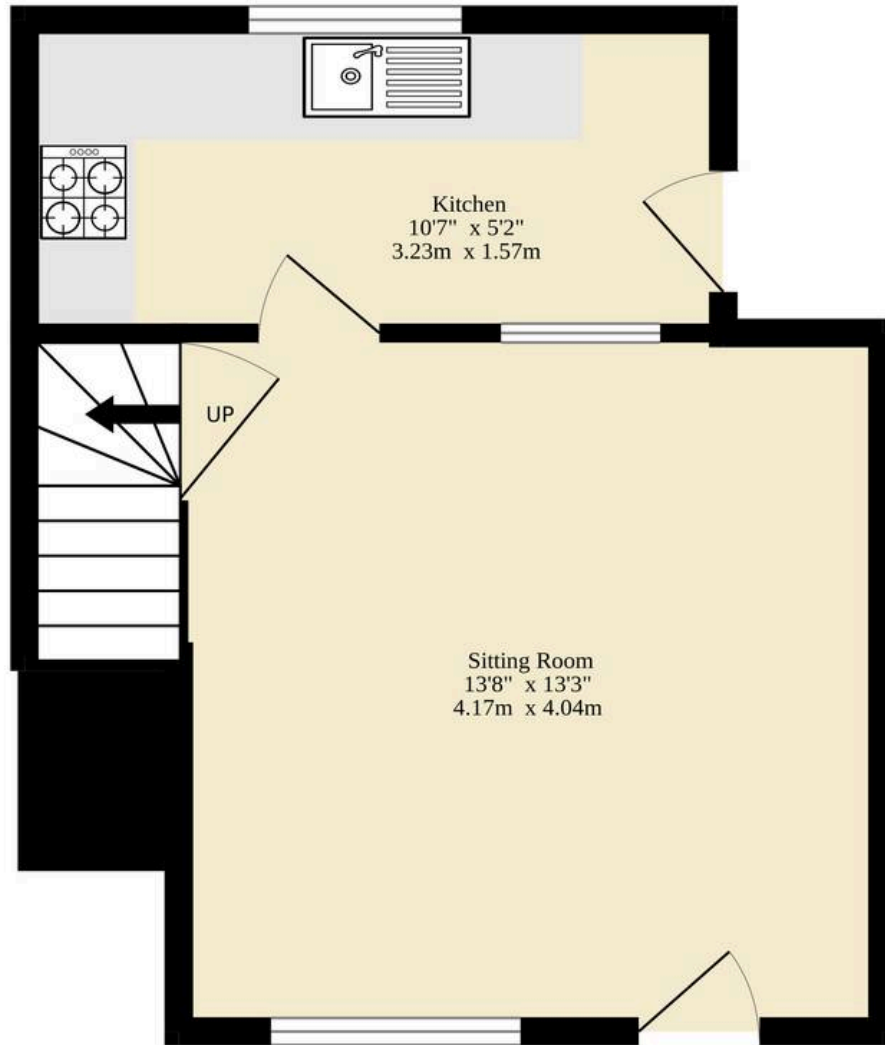
Grade II listed.

This property will be sold.

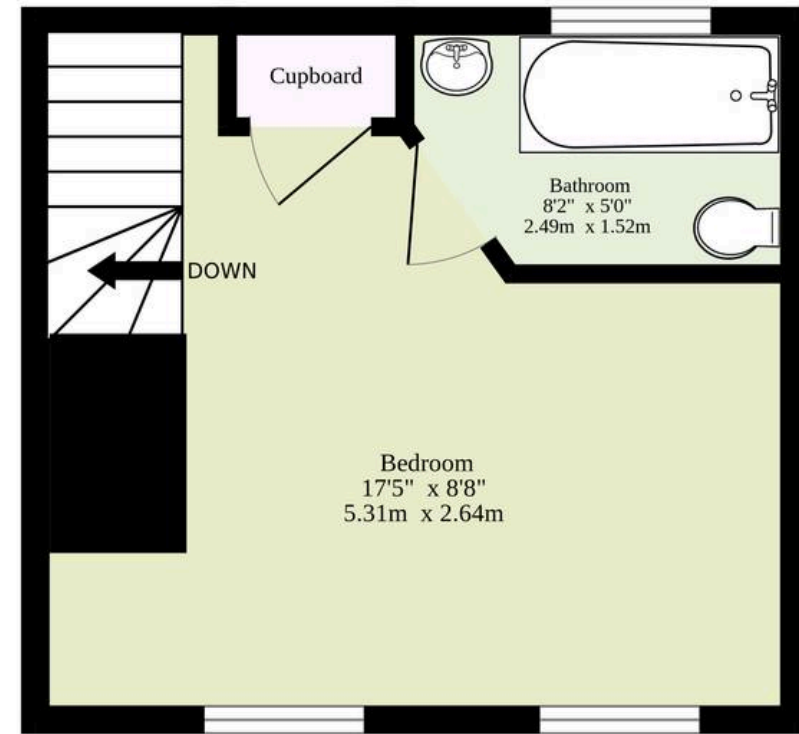
Connected to mains water, electricity (system is only 6-months old) and drainage.



Ground Floor
239 sq.ft. (22.2 sq.m.) approx.



1st Floor
195 sq.ft. (18.1 sq.m.) approx.



TOTAL FLOOR AREA : 434 sq.ft. (40.3 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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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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