



1 Town Close Church Street, Stradbroke

Eye



Minors & Brady

1 Town Close Church Street

Tucked away in a highly sought-after town centre location, this enchanting Grade II listed thatched cottage offers a rare sense of seclusion while remaining moments from local amenities. Rich in historic character, the home retains a wealth of original features, including exposed timber beams and a striking inglenook-style fireplace, thoughtfully complemented by modern upgrades. The welcoming sitting room provides a warm and inviting heart to the home, enhanced by natural light and a working fireplace. A newly fitted ground-floor shower room adds contemporary comfort, featuring high-quality finishes and underfloor heating. To the rear, the kitchen/breakfast room combines rustic charm with everyday practicality, enjoying views over the garden. Upstairs, two genuine double bedrooms continue the period feel, offering characterful proportions. Outside, the enclosed garden includes a purpose-built home office or studio with power and underfloor heating, making this a versatile and well-balanced home offered with no onward chain.

- Enchanting Grade II listed thatched cottage rich in period character
- Tucked-away yet highly convenient town centre location
- Exposed timber beams and original fireplaces, including an inglenook-style feature
- Welcoming sitting room with a working fireplace
- Newly fitted ground-floor shower room with underfloor heating
- Characterful kitchen/breakfast room overlooking the rear garden
- Two genuine double bedrooms with exposed beams
- Private, enclosed rear garden with new fencing installed in 2024
- Purpose-built home office/studio completed in 2023 with electricity and underfloor heating
- No onward chain, offering a straightforward purchase opportunity





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Stradbroke, Eye

The Location

The property is situated just a short distance southwest of the centre of the thriving village of Stradbroke. The village offers a wide range of local amenities, including a Spar convenience store, bakery, butcher, medical centre with a doctor's surgery close by, village hall, children's play areas, hairdresser, library/Post Office, and Stradbroke Baptist Church. Stradbroke also features two public houses, the Church of England VC Primary School, and Stradbroke High School.

Residents can also enjoy a sports centre with a swimming pool, gym, and tennis courts, along with a variety of clubs and societies, including cricket, tennis, bowls, and football clubs.

The historic market town of Eye lies just 7 miles away and provides further educational opportunities with additional primary and secondary schools. Eye also offers a selection of independent shops, two small Co-op supermarkets, a doctor's surgery, and a choice of takeaway restaurants, as well as attractions such as the remains of a medieval castle and a Victorian folly.

The South Norfolk town of Diss, approximately 10 miles northwest, provides larger supermarkets including Morrisons, Tesco, and Aldi, as well as a railway station with regular services to Norwich and London Liverpool Street. Framlingham, renowned for its medieval castle, is about 10 miles south, while the Heritage Coast, featuring Southwold, Walberswick, and Dunwich—is roughly 21 miles east. The county town of Ipswich lies approximately 24 miles south, and Norwich is around 28 miles to the north.



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1 Town Close Church Street

Stradbroke, Eye

Town Close, Stradbroke

Tucked discreetly away in a sought-after town centre position, this enchanting Grade II listed thatched cottage effortlessly blends historic character with thoughtful modern upgrades. Rich in charm and individuality, the home showcases a wealth of original features, including exposed timber beams and a striking inglenook-style fireplace, while benefiting from contemporary comforts that make it practical for modern living.

The cottage is approached via a sheltered opening set back from the street, creating a peaceful sense of seclusion despite its central location. While the access must remain clear, it provides convenient drop-off access directly to the front door, enhancing day-to-day practicality.

Inside, the welcoming sitting room immediately sets the tone, with its characterful beams, cosy proportions and an impressive working fireplace forming a warm and inviting focal point. Natural light filters through the front window, highlighting the cottage's authentic charm. Adjoining this space is a newly fitted ground-floor shower room, finished to a high standard with a contemporary walk-in shower, twin shower heads, vanity storage, a heated towel rail and luxurious underfloor heating, seamlessly complementing the home's oil-fired central heating system.



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To the rear, the kitchen/breakfast room enjoys views over the private garden and offers a delightful mix of rustic appeal and functionality. Wooden worktops, ample fitted cabinetry and space for essential appliances make this a practical yet characterful space, further enhanced by an original cast-iron fireplace and room for a small dining table, ideal for relaxed everyday meals.

Upstairs, the cottage continues to impress with two genuine double bedrooms, both featuring exposed beams that reinforce the home's period charm. The principal bedroom is particularly generous, with built-in storage and a cosy atmosphere, while the second bedroom—only slightly smaller—offers flexibility as a guest room, nursery, dressing room or home study.

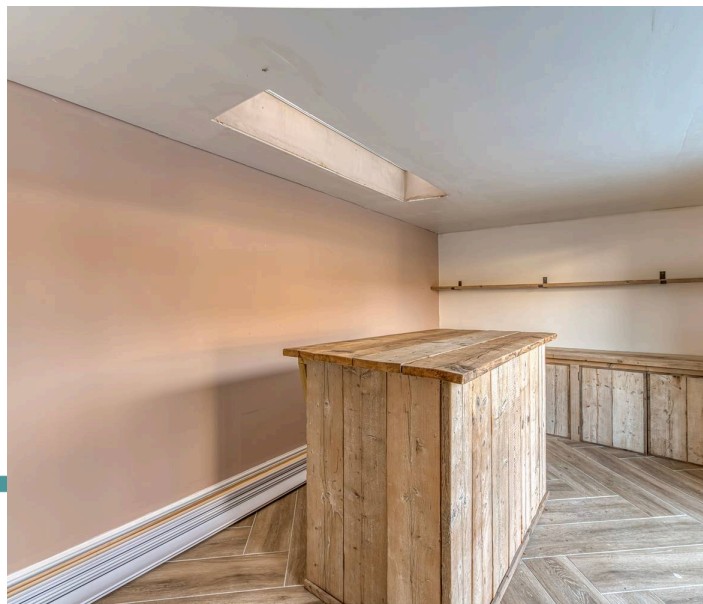
Outside, the enclosed rear garden provides a private setting, recently upgraded with new fencing in 2024. A standout feature is the purpose-built home office/studio, completed in 2023, which benefits from full electricity supply and electric underfloor heating, perfect for remote working, creative pursuits or a quiet retreat away from the main house.

With no onward chain, a prime tucked-away location and a rare balance of character and comfort, this beautifully presented cottage offers a unique opportunity to acquire a truly special home.

Agents Note

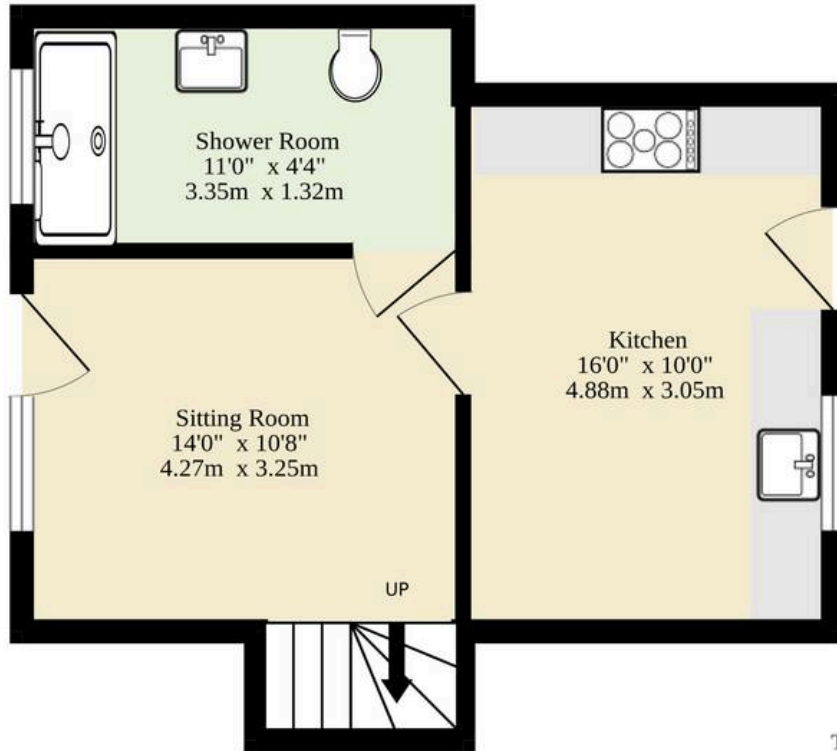
Sold Freehold

Connected to oil-fired heating, mains water, electricity and drainage.

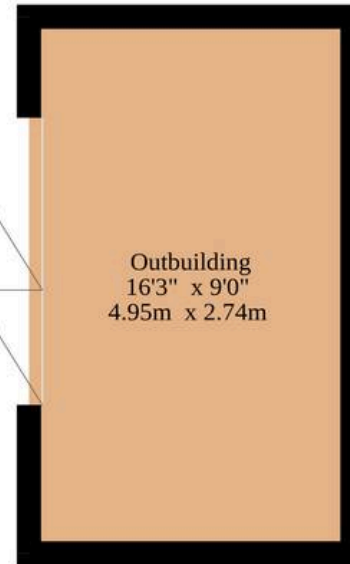
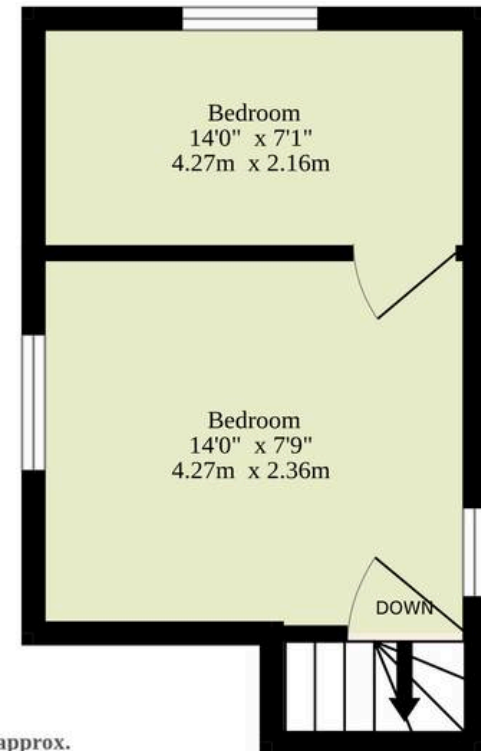


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Ground Floor
506 sq.ft. (47.0 sq.m.) approx.



1st Floor
210 sq.ft. (19.5 sq.m.) approx.



Including Outbuilding

TOTAL FLOOR AREA : 716 sq.ft. (66.5 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



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Branch Manager



Meet *Theo*
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