



# Rookery House

Eye



Minors & Brady

# Rookery House

## Eye

The Rookery is a charming Georgian home with a strong sense of character and history. Its spacious layout offers flexible living areas suitable for family life or entertaining. Period features, including original woodwork and fireplaces, add warmth and personality throughout. The property provides scope for updating, allowing modern comforts to be added while retaining its historic appeal. The kitchen is a practical and inviting space, enhanced by unique brick detailing that reflects the home's past. Mature gardens surround the house, offering privacy and space, along with useful outbuildings and parking. Overall, The Rookery presents a rare chance to acquire a distinctive and versatile family home.

- Grade II listed Georgian residence with period charm and architectural character
- Five spacious bedrooms on the second floor, plus two attic rooms for flexible use
- Original period features including fireplaces, timber detailing, and exposed beams
- Generous living spaces suitable for family life and entertaining
- Well-appointed kitchen with solid wood worktops and unique brick chimney feature
- Dry cellar providing additional storage for household items or wine
- Mature wrap-around gardens offering privacy and outdoor space
- Multiple outbuildings and sheds for practical storage solutions
- Off-road parking and garage accommodating several vehicles
- No onward chain, presenting a rare opportunity for a historic family home





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## Eye

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.

The Rookery is a distinguished Grade II listed Georgian residence brimming with period charm and character. This substantial family home offers an abundance of space, featuring five generously proportioned bedrooms on the second floor, along with two additional attic rooms, providing flexible accommodation suitable for a growing family or for those who enjoy hosting guests.



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The interior is a testament to traditional craftsmanship, with exposed beams, original timber detailing, period doors, and fireplaces that add warmth and character throughout. The living areas are spacious and versatile, ideal for both comfortable family life and elegant entertaining. While the property retains many of its original features, it presents an exciting opportunity for updating and remodelling, allowing a new owner to blend contemporary comforts with historic charm.

At the heart of the home is a well-appointed kitchen, featuring solid wood worktops and a range of cupboards. A notable feature is the brick-built chimney, historically part of the original copper used for heating water, now integrated as a striking architectural element.

Additional storage is provided by a dry cellar, ideal for preserving household items or fine wines.

The Rookery is set within mature, wrap-around gardens, offering both privacy and space for outdoor activities. Several sheds and small outbuildings provide practical storage solutions, and off-road parking along with a garage ensures convenience for multiple vehicles.

With no onward chain, The Rookery represents a rare opportunity to acquire a historic and characterful home, offering potential to create a truly exceptional family residence.

### Agents Note

This property is offered for sale as a freehold and benefits from connections to mains water, electricity, gas, and drainage. The vendors have indicated that heating is provided partly via gas and partly via electric storage heaters.



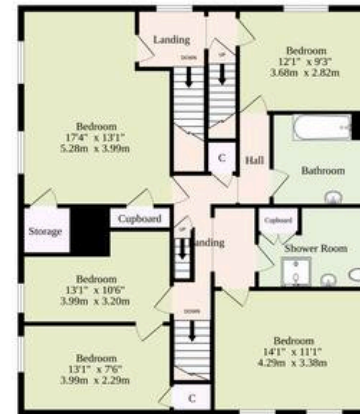
The Old Barn  
325 sq.ft. (30.2 sq.m.) approx.



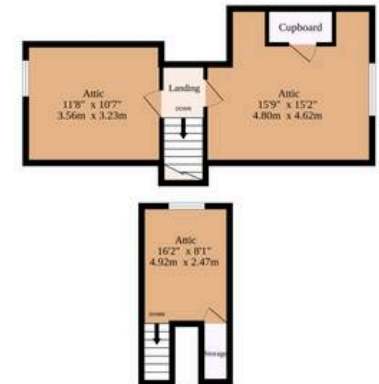
Ground Floor  
1427 sq.ft. (132.6 sq.m.) approx.



1st Floor  
875 sq.ft. (81.3 sq.m.) approx.



2nd Floor  
662 sq.ft. (61.5 sq.m.) approx.



**TOTAL FLOOR AREA : 3289 sq.ft. (305.6 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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