



Rose Villa Church Street, Stradbroke

Eye



Minors & Brady

Rose Villa Church Street

Like many of the most appealing village homes, Rose Villa reveals itself gradually, blending period charm with a layout that has been carefully adapted for modern life. Set in a central position, this detached cottage offers flexible accommodation that works just as well for family living, home working or welcoming guests. The original rooms retain a warm, characterful feel, with exposed beams, an open fireplace and well-proportioned spaces for relaxing and dining. To the rear, a light-filled extension creates a natural hub to the home, with a generous kitchen and breakfast room opening directly onto the garden. Additional ground-floor accommodation, including a double bedroom with shower room, adds versatility and potential for annexe-style living if required. Upstairs, three well-sized bedrooms are supported by thoughtfully arranged shower rooms and storage. Outside, established gardens, ample parking and a range of useful outbuildings complete a home that feels both settled and highly practical.

- Unique detached period cottage set in a central village position
- Characterful original sitting room with exposed beams and open fireplace
- Well-proportioned dining room with direct access to the garden
- Separate study offering an ideal space for home working or hobbies
- Light-filled kitchen and breakfast room within a contemporary rear extension
- Flexible ground-floor accommodation including a double bedroom with shower room
- Three further well-sized bedrooms arranged over the first floor
- Thoughtfully designed layout suitable for family living, guests or multi-generational use
- Ample parking and a range of useful outbuildings including a summer house and stores





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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.

The historic and striking All Saints Church, with its 15th-century tower, stands at the heart of the village and is visible from miles around. 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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Church Street, Stradbroke

Rose Villa is a unique, detached period cottage that has been extended over time to create a home that feels both characterful and genuinely practical.

Tucked into a central village position, it offers space that adapts easily to changing needs, whether for family life, working from home or hosting guests.

The original part of the house sits comfortably at the front and retains much of its charm. The sitting room is particularly inviting, with exposed painted beams and a substantial open fireplace that gives the room real presence and warmth. Nearby, a well-proportioned dining room works just as well for everyday use as it does for entertaining, with doors opening directly onto the garden.

A separate study, with windows on two sides, provides a quiet and adaptable space away from the busier parts of the house.

To the rear, the layout opens out into a more contemporary extension that brings light and space into the centre of the home. The kitchen and breakfast room is clearly designed for daily living, with plenty of storage, wooden work surfaces and integrated appliances. Several sets of French doors connect this space directly to the garden, making it easy to move between inside and out and giving the room a relaxed, open feel throughout the day.



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Beyond the kitchen, the extension continues to offer particularly flexible accommodation. A family room provides a calmer place to retreat, while a generous utility room and separate pantry keep practical tasks out of sight. A ground-floor double bedroom with its own shower room sits comfortably within this part of the house and could work well for guests, older family members or as part of a more independent annexe arrangement if required. Upstairs, there are three further bedrooms, all well-sized and thoughtfully laid out. The main bedroom benefits from built-in storage and a pleasant outlook, while the remaining rooms lend themselves easily to family use or additional workspace. Shower rooms are conveniently positioned, with a separate cloakroom adding further practicality.

Outside, the gardens feel established and private. The front of the property has a traditional cottage garden feel, with lawn and planted borders, while side access leads to parking for several vehicles. The rear garden enjoys a sunny aspect and has been designed for easy enjoyment, with a terrace for outdoor dining, areas of lawn and well-stocked boundaries that provide colour and screening throughout the year.

A number of useful outbuildings, including sheds, a wood store and a timber summer house, add valuable storage and versatility.

Overall, Rose Villa is a home with a settled, comfortable atmosphere, one that balances period character with space that works for modern living, in a village setting where everything is close at hand.

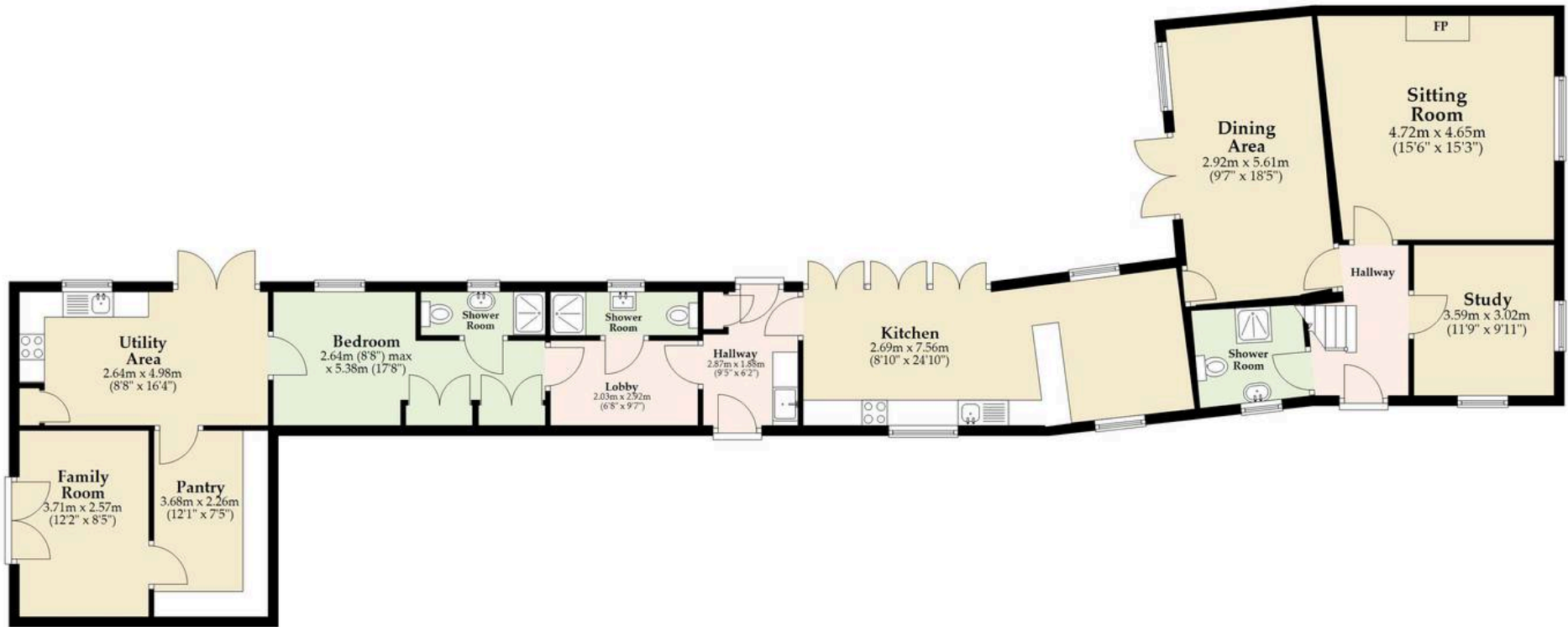
Agents Note

This property will be sold freehold and connected to oil-fired heating, mains water, electricity, and drainage.

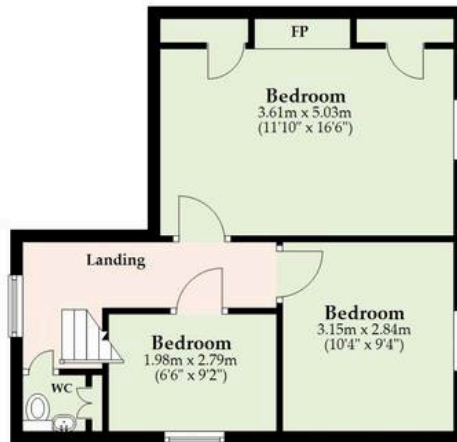


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Ground Floor
Approx. 135.4 sq. metres (1457.8 sq. feet)



First Floor
Approx. 41.3 sq. metres (444.4 sq. feet)



Total area: approx. 176.7 sq. metres (1902.2 sq. feet)

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.
Plan produced using PlanUp.

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Minors & Brady
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