



Gowers Barn Yaxley Road, Eye

Eye



Minors & Brady

Set within approximately 4 acres (STMS), this is a truly special country home offering space, character, and endless potential. This striking 1800s property blends period charm with a highly versatile layout, ideal for modern family living and multi-use lifestyles. Inside, beautifully proportioned rooms are enhanced by a confident use of colour and original features, creating a warm and distinctive feel throughout. The unique dual staircase layout adds flexibility, while a large decked balcony provides far-reaching countryside views and the perfect spot for evening sunsets. The grounds are a standout feature, with mature planting, open space, and scope for outdoor pursuits, including potential equestrian use. Complete with outbuildings, a private courtyard and ample parking, this is a rare and characterful home in a wonderful rural setting.

- Approximately 4 acres (STMS) of beautifully arranged grounds, offering both openness and a strong sense of retreat
- An eye-catching period home with a bold exterior palette, complemented by traditional rooflines and timeless detailing
- Interiors rich in personality, where thoughtful use of colour and texture creates a welcoming and distinctive atmosphere
- A collection of inviting reception spaces, allowing for both relaxed day-to-day living and entertaining
- A charming, character-led kitchen with handcrafted touches and layered tones, enhanced by natural light
- Exceptionally flexible layout, including a unique split-level first floor arrangement
- Elevated decked balcony with sweeping countryside views, ideal for evening sunsets and quiet moments
- A wide range of outbuildings including a substantial barn, dedicated party barn, home office, gym space, and additional storage
- Expansive outdoor environment, perfect for hobbies, animals, or potential equestrian use, with plenty of room to adapt





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The Location

Eye is a charming market town in north Suffolk, admired for its historic setting and attractive streets lined with a mix of period properties and independent businesses. At its centre sits the striking ruins of Eye Castle and the surrounding green, giving the town a distinctive sense of heritage and identity that continues to shape its character today. A selection of independent shops, traditional butchers, cafés, and welcoming pubs provide a thriving local scene, while regular markets and community events help maintain a strong and friendly atmosphere.

The town benefits from a well-rounded range of everyday amenities, including a library, health centre, and a variety of local services, making it both practical and convenient for day-to-day living. Recreational spaces and nearby countryside offer plenty of opportunities for outdoor enjoyment, with a network of footpaths, quiet lanes, and green areas that appeal to walkers and those seeking a slower pace of life.

Families are particularly well catered for, with schooling options easily accessible. The town's primary school sits at the heart of the community, while Hartismere School, located nearby, is widely regarded and has received an "Outstanding" Ofsted rating. This combination of strong educational provision and community spirit makes Eye an appealing location for families, as well as those looking to settle in a supportive and well-connected environment.

Despite its tranquil setting, Eye is well positioned for travel. The nearby town of Diss, just a short drive away, offers a mainline rail service with direct connections to London Liverpool Street, making it suitable for commuters. Larger centres such as Ipswich, Norwich, and Bury St Edmunds are all within comfortable reach, providing access to a wider range of shopping, dining, and entertainment options.



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enefits of country living without feeling isolated.

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This charming 1800s character property presents a rare opportunity to acquire a home of true individuality, set within approximately 4 acres (STMS) of grounds that offer both space and a strong connection to the surrounding countryside. From the outset, the property is instantly eye-catching, its dark exterior beautifully contrasted by a traditional terracotta roof and brick accents, creating a memorable first impression.

Rich in history and character, the home provides a versatile layout, complemented by an array of additional spaces and outbuildings that enhance its appeal for a variety of lifestyles.

The main house is accessed via a welcoming porch, setting the tone for the accommodation beyond. Inside, a generous sitting room and dining area form a central living space, offering a comfortable and practical area for everyday use and entertaining. A large second lounge provides an additional retreat, full of personality, where the current owners have embraced colour and character to create a truly inviting environment.

This space features bold, expressive accents and patterned finishes, reflecting a home that has been thoughtfully curated rather than left neutral.

The kitchen is both practical and visually engaging, featuring wooden fitted units with delicate floral detailing, complemented by a deep green tiled splashback. Above, colour-drenched ceilings in rich green tones add depth and atmosphere without compromising the natural light, which flows through multiple windows alongside well-placed spotlighting.



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Throughout the ground floor, exposed timber beams and pamment-style flooring reinforce the home's period charm, while a separate pantry provides valuable additional storage. Further accommodation includes a shower room, a bathroom, a utility room and a beautifully presented sun room, which serves as a bright and relaxing space overlooking the garden.

A unique feature of the home is its dual staircase arrangement, with two separate staircases rising to different sections of the first floor. One leads to a more private wing comprising two bedrooms, one of which enjoys access to a large decked balcony. This elevated outdoor space provides far-reaching views across the surrounding countryside and proves an ideal spot for enjoying evening sunsets over the fields.

A shower room is conveniently situated between these rooms. The second staircase leads to a further two bedrooms, both benefiting from eaves storage, adding to the flexibility of the layout.

Beyond the main house, the property continues to impress with its additional structures. A substantial barn provides extensive storage, suitable for vehicles, machinery or general use, while a separate party barn offers a fantastic space for entertaining or hosting guests. Although not permitted as a formal annexe, this building offers excellent flexibility for occasional accommodation or leisure use.



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Externally, the grounds are a standout feature, extending to approximately 4 acres (STMS) and offering a rich, established landscape with mature trees, natural planting and an abundance of wildlife. The space feels both open and manageable, with areas that lend themselves perfectly to exploration for children or pets, while also offering clear potential for those considering equestrian use or paddock space.

A gated rear courtyard creates a more enclosed and intimate setting, ideal as a safe, contained area for children or for relaxing while the wider grounds are being maintained, ensuring the outdoor space never feels overwhelming.

The property also benefits from a large gravelled approach to the front, providing ample parking for multiple vehicles. A bridle footpath nearby offers direct access to countryside walks, further enhancing the lifestyle on offer.

Further additions include an external office, complete with insulation and heating, making it an ideal environment for working from home, alongside a dedicated gym and additional storage areas.

Altogether, this is a highly individual and character-rich home, where thoughtful design, colour, and setting combine to create something truly special, offering flexibility, charm, and a deep connection to its surroundings.

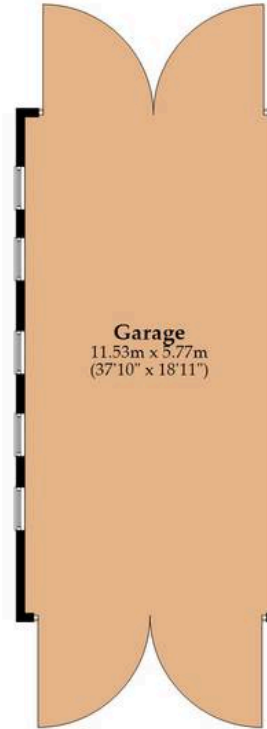
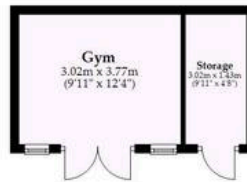
Agents Note

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

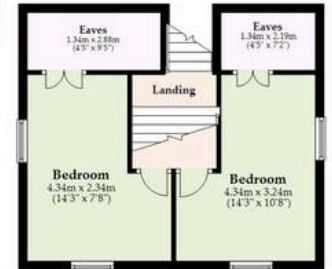


M&B

Ground Floor
 Approx. 204.1 sq. metres (2196.6 sq. feet)



First Floor
 Approx. 70.7 sq. metres (761.0 sq. feet)
 (including Balcony)



Total area: approx. 274.8 sq. metres (2957.6 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 PlanIt.

Dreaming of this home? Let's make it a *reality*.



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Meet *Theo*
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