



The Stables, Cranley Hall Cranley Road

Minors & Brady



The Stables

Cranley Hall Cranley Road, Eye

Positioned to enjoy beautiful views across the picturesque Dove Valley, The Stables is a home that effortlessly captures the charm and character of Suffolk's rich heritage. Occupying a desirable position more than 100 metres back from the road, this remarkable Grade II listed detached residence, believed to date back to the early 17th century, offers a wonderful sense of privacy while remaining within easy walking distance of Eye town centre and its everyday amenities. Expertly restored in the mid-2000s, the property showcases an abundance of original features alongside modern comforts, including an impressive open-plan kitchen, dining and reception space, a stunning first-floor living room with exposed oak beams and far-reaching views, three bedrooms, two en-suite shower rooms, generous gardens, extensive parking and a substantial multi-use outbuilding, creating a truly distinctive home with exceptional versatility.

The Location

Cranley Road is situated within the historic Suffolk market town of Eye, a location that continues to appeal to a broad range of residents, from families and retirees to professionals seeking a balance between countryside living and practical connectivity. Characterised by its mix of period architecture, independent businesses and strong sense of community, Eye offers day-to-day convenience within a setting that retains much of its historic identity. The town centre, with its market square, medieval church and the remains of Eye Castle, provides an attractive focal point and contributes to the area's distinctive character.





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Residents benefit from a well-served town centre, where everyday amenities include convenience stores, independent retailers, cafés, traditional butchers, a pharmacy, GP surgery and a library. The town also supports a variety of community, sporting and leisure activities, with facilities including football, cricket, bowls and golf clubs, alongside a community centre hosting regular events and groups. For a wider range of shopping, supermarkets and services, the nearby market town of Diss is approximately four miles away, while Norwich and Ipswich offer extensive retail, cultural and professional amenities.

Eye is home to St Peter and St Paul Church of England Primary School and Hartismere School, which serves secondary and sixth-form students and enjoys a strong local reputation. Additional primary schools can be found in the surrounding villages, while independent and further educational opportunities are available across the wider Suffolk and Norfolk region.

Eye lies close to the A10, providing straightforward road access to Norwich, Ipswich and the wider East Anglian road network. Diss railway station, located approximately four miles away, offers regular mainline services to Norwich and London Liverpool Street, with journey times to the capital of around 90 minutes. Local bus services also connect Eye with neighbouring towns across Suffolk and Norfolk.

Pennings Nature Reserve, Eye Town Moors and the nearby Thornham Walks provide opportunities for walking, cycling and enjoying the rural landscape throughout the year. The Suffolk coast, including destinations such as Southwold, can be reached within reasonable driving distance, while the Waveney Valley and neighbouring villages offer further opportunities for exploration.





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The Property

A private access drive leads through to the property, immediately creating a sense of arrival. The substantial gravel driveway provides extensive parking and turning space for numerous vehicles, caravans, trailers or boats, making it particularly appealing for those requiring additional storage and flexibility.

The accommodation begins with a welcoming entrance hall that showcases the property's character from the outset. Original timbers and period detailing reflect the home's long history, while the generous proportions create an inviting first impression. Stairs rise to the first-floor, and the hall flows naturally into the principal living accommodation.

Forming the heart of the home is the impressive open-plan kitchen, dining and reception space. Thoughtfully designed for both everyday living and entertaining, this substantial room offers ample space for cooking, dining and relaxing within one sociable setting. The kitchen is fitted with an extensive range of cabinetry and workspace, centred around a practical island unit that provides additional preparation and seating space. A traditional Rayburn serves as both a focal point and a practical feature for cooking and heating. The open layout allows natural interaction between each area, making it ideal for modern family living while remaining sympathetic to the property's historic character.



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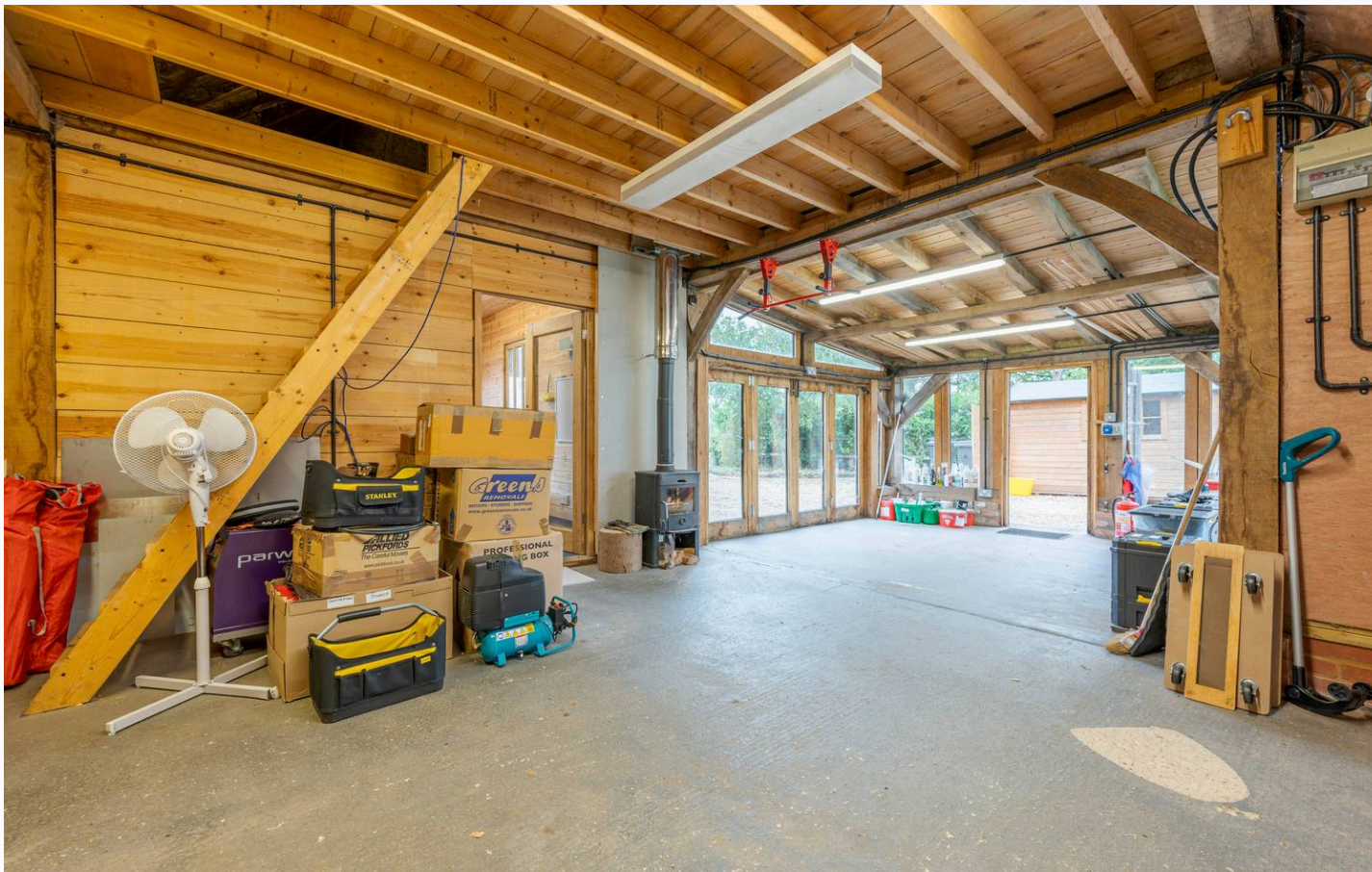
Cranley Hall Cranley Road, Eye

Leading from the kitchen is a useful rear porch featuring a stable door providing direct access to the outside space. A generous walk-in storage cupboard offers excellent practicality, while the adjoining utility room is fitted with a traditional butler sink and provides additional space for laundry and household essentials, helping to keep the principal living areas uncluttered.

The ground-floor accommodation continues with three well-proportioned bedrooms. The principal bedroom benefits from the luxury of an en-suite shower room, while a second bedroom is also served by its own en-suite facility. Each room enjoys attractive outlooks over the surrounding grounds and countryside beyond, with the property's period features adding further individuality and charm. The flexible third bedroom is served by the family bathroom that comprises a traditional three-piece suite, including a freestanding bathtub, which completes the ground-floor accommodation.

Ascending to the first-floor, the property reveals one of its most impressive features. The substantial living room is flooded with natural light and enjoys elevated views across the Dove Valley. This exceptional space showcases a wealth of original oak beams, beautifully exposed timbers, original mullioned windows and attractive oak flooring. A wood-burning stove provides a striking focal point and enhances the room's warm and inviting atmosphere. Distinctive historic details, including decorative hexafoil patterns displayed within one of the walls, serve as a reminder of the building's fascinating heritage. The size and versatility of this room provide ample space for both relaxing and entertaining while taking full advantage of the far-reaching rural views.





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Throughout the property, modern comforts have been carefully incorporated to complement its period character. Underfloor heating provides efficient and comfortable warmth, while an integrated vacuum system offers additional convenience for day-to-day living.

Externally, the gardens wrap around three sides of the property, creating a delightful setting from which to enjoy the surrounding environment. Areas of lawn, mature planting and open space provide plenty of opportunities for outdoor dining, gardening or simply appreciating the attractive views across the Dove Valley.

A particularly noteworthy feature is the detached outbuilding, constructed in a traditional barn style and offering exceptional versatility. Incorporating a garage, workshop, dedicated office space and additional first-floor storage, the building is ideally suited to a range of uses including home working, hobbies, vehicle storage or potential business use, subject to any necessary consents. The office benefits from power, lighting and a heating and air conditioning unit, while the workshop area is further enhanced by a wood-burning stove. The current owners successfully utilise the space as a highly practical working environment, demonstrating its flexibility and appeal.



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The Stables represents a rare opportunity to acquire a historic Suffolk home of considerable character, occupying an enviable position with countryside views, extensive parking, a substantial outbuilding and flexible accommodation, all within walking distance of the popular town centre of Eye. With no onward chain, this distinctive property is ready for its next custodian to enjoy.

Agents Notes

Grade II listed.

This property will be sold freehold.

Oil central heating system (underfloor and radiators).

Connected to mains water and electricity.

Treatment plant installed in 2006.

Please note: There is planning & listed building consent given for a single storey extension to rear of the property. Please call our Diss office for further information.



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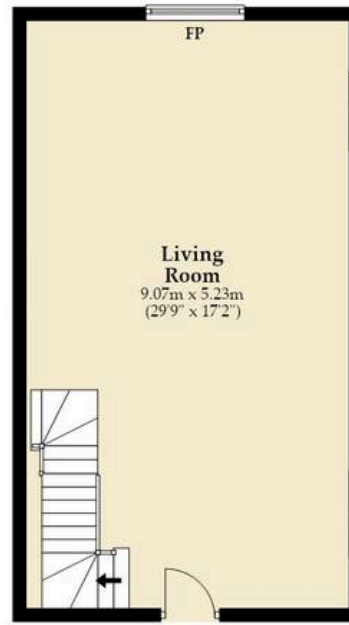
Ground Floor

Approx. 95.8 sq. metres (1030.7 sq. feet)



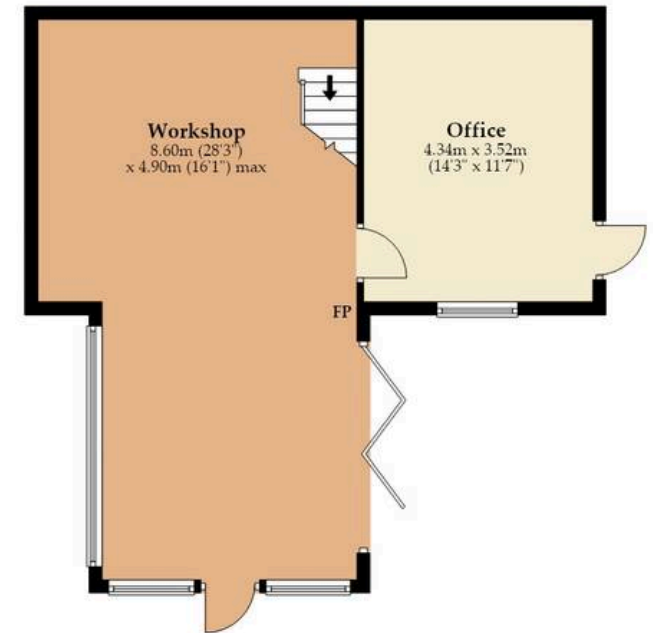
First Floor

Approx. 47.4 sq. metres (510.6 sq. feet)



Outbuilding

Approx. 53.7 sq. metres (577.8 sq. feet)



Total area: approx. 196.9 sq. metres (2119.1 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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Your home, our market



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