



# Camomile Cottage & Lavender Cottage

Eye, Suffolk










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A pair of cottages currently forming one dwelling, along a single track lane to the edge of the popular town of Eye.

Camomile Cottage and Lavender Cottage are two charming Grade II Listed properties, which more recently have formed one single dwelling; positioned within mature gardens and grounds, with an additional holiday let.

	4-5 RECEPTION ROOMS		7-8 BEDROOMS		3-4 BATHROOMS
	OUTSIDE		0.84 ACRES		FREEHOLD
	RURAL/ VILLAGE		2,876 SQ FT		GUIDE PRICE £825,000



The property

Camomile and Lavender Cottages are a pair of charming semi-detached cottages which together, offer over 3,000 sq ft of delightful, characterful and flexible accommodation arranged over three floors. With a wealth of period features throughout, including beautifully exposed beams and original fireplaces, the two cottages now form a single dwelling and are being sold as a whole. The property has recently been occupied by the current owner for use as a private dwelling in Lavender Cottage, and as a BnB in Camomile Cottage. However, the two together form an ideal family home, with space for modern living and entertaining.

The ground floor comprises three reception rooms including a well-presented dining room, a drawing room and a snug with access to the rear gardens; all rooms have the benefit of original fireplaces and exposed beams. There is a well-proportioned kitchen/ breakfast room fitted with a range of cabinets which leads through into a beautiful garden room, offering views across the gardens to the rear. A second kitchen

offers further access to outside, but could also be configured for use as a utility. Completing the ground floor is a shower room.

Two separate staircases rise to the first floor. To one end are two spacious double en suite bedrooms offering views over the gardens; with three further bedrooms located to the first floor at the opposite end of the house, with two further bedrooms located to the second floor. A large attic space also allows for additional storage or potential for conversion, subject to the necessary consents.

Outside

The property is approached over a gravelled driveway offering parking for multiple vehicles. The beautifully maintained rear gardens extend to just under an acre and are surrounded by a variety of mature trees, shrubs and hedges and offers numerous areas of interest including the deck which is an ideal space for al fresco dining. There are several useful outbuildings including a store and garage/office.





## Annexe

Located adjacent to the property is Chobb's Barn, a delightful part timber-clad, part rendered holiday let. The property is currently a reputable BnB within the area, and comprises an open-plan kitchen/dining/sitting area with bedroom and en suite shower room. The property offers delightful views over the gardens and generates a healthy income for the current owner. Further information is available upon request.

## Location

The charming, historic market town of Eye lies surrounded by rolling Suffolk countryside, midway between Ipswich and Norwich. The town has winding, narrow streets and historic buildings, lending the surroundings plenty of character. There are several shops and amenities in Eye, including a small supermarket, a post office, a library and a community hospital. The town also has Hartismere School, a secondary school rated outstanding by Ofsted. Five miles away, the town of Diss provides further amenities and larger supermarkets, while Ipswich, 20 miles to the south, provides an excellent selection of shops, amenities, restaurants, cafés and leisure facilities. There are several A-roads connecting Eye to the surrounding towns and cities, including the A14.



## Distances

- Eye town centre 1 mile
- Diss 5.4 miles
- Ipswich 21.8 miles
- Bury St Edmunds 24 miles
- Norwich 25.1 miles

## Nearby Stations

- Diss - mainline
- Ipswich - mainline

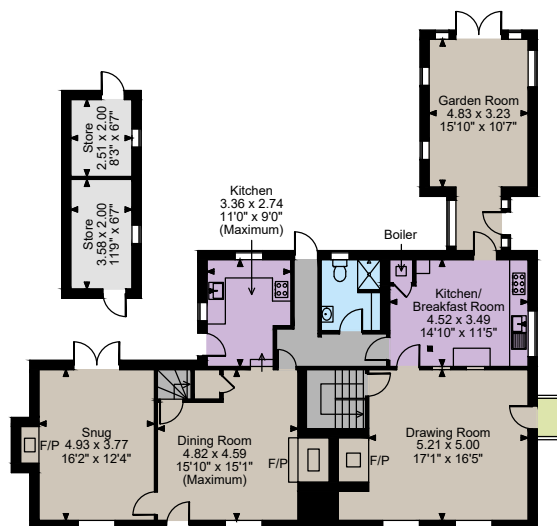
## Key Locations

- Eye historic market town
- Debenham
- Be Well Barn
- Thornham Walks

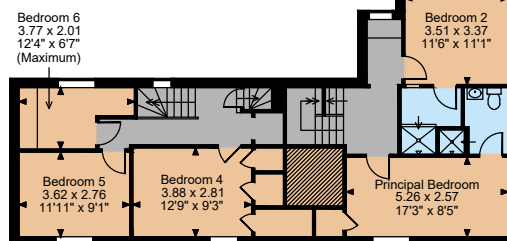
## Nearby Schools

- Hartismere School
- Eye C of E Primary School

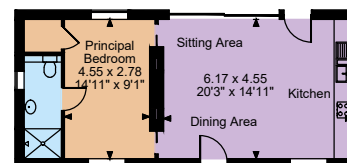
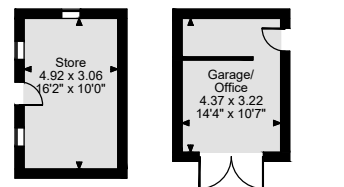




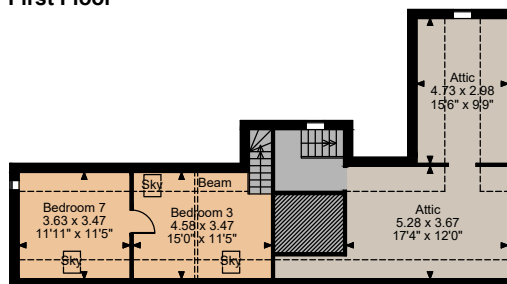
Ground Floor



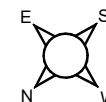
First Floor



Annexe



Second Floor



## Floorplans

Main House internal area 2,876 sq ft (267 sq m)

Garage internal area 151 sq ft (14 sq m)

Stores internal area 295 sq ft (27 sq m)

Annexe internal area 526 sq ft (49 sq m)

Total internal area 3,848 sq ft (358 sq m)

For identification purposes only.

## Directions

IP23 7HW

what3words: ///proves.behaving.navigate

## General

**Local Authority:** Mid Suffolk District Council

**Services:** Mains gas central heating. Mains water and electricity. Private drainage which complies with current regulations.

**Council Tax:** This property is currently taxed for business rates.

**EPC Rating:** G

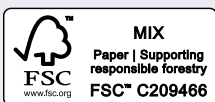
**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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