

*An extended three bedroom  
Victorian cottage in a delightfully  
quiet position on the edge of Eyke  
overlooking grazing land at the  
rear.*

Guide Price  
£475,000 Freehold  
Ref: P7620/J

Castle Cottage  
Low Road  
Eyke  
Woodbridge  
Suffolk  
IP12 2QF



Entrance lobby, entrance hall, sitting room, kitchen/breakfast room, garden room, utility room and cloakroom.  
Principal bedroom with en-suite bathroom, two further bedrooms and shower room.  
Generous driveway and storage sheds.  
West facing rear garden.  
In all approximately 0.21 acres (0.09 hectares).

Contact Us



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## Location

Castle Cottage will be found in a delightfully quiet position on the edge of the rural village of Eyke. The village benefits from a church and primary school, with the award winning restaurant, The Unruly Pig, lying just 1½ miles away. The village pub, The Elephant and Castle Inn, is also due to re-open in the very near future. The Heritage Coast is easily accessible, with the towns and villages of Thorpeness, Orford, Southwold and Aldeburgh all within easy reach. The village is also only a short distance from Rendlesham Forest which offers walks and cycling. The popular market town of Woodbridge is approximately 4 miles from Eyke and has further schooling in both the state and private sectors. The town has excellent shopping, business and recreational facilities, with a railway offering direct services to London's Liverpool Street.

## Description

Believed to date from the second half of the 19th century, Castle Cottage was originally a somewhat modest cottage, but over the years it has been extended and added to, to create a spacious cottage of over 1,400 sq ft (130 sqm) in all. The accommodation comprises an entrance lobby, entrance hall, sitting room, kitchen/breakfast room, utility and cloakroom on the ground floor. In addition there is an impressive garden room that we understand was added in the early 1980s, which provides a wonderful additional reception room, that overlooks the delightful west facing rear garden.

Outside the gardens and grounds extend to approximately 0.21 acres (0.09 hectares) with a generous shingle driveway for the parking of three to four vehicles. The majority of the gardens are to the rear, and facing in a westerly direction these enjoy the sun during the second half of the day and into the evening. The gardens continue beside the property, where there is a vegetable patch together with some useful storage sheds. The gardens are predominantly laid to grass for ease of maintenance, but indispersed with a number of well stocked borders, mature shrubs and trees. The garden is also particularly private, and enjoys views across the adjoining grazing land at the rear.











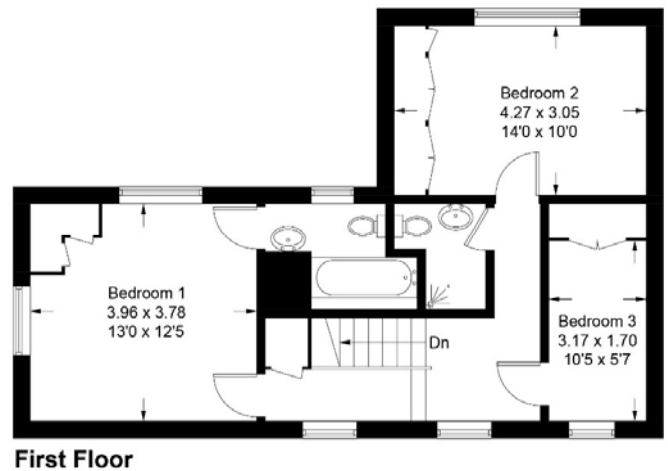
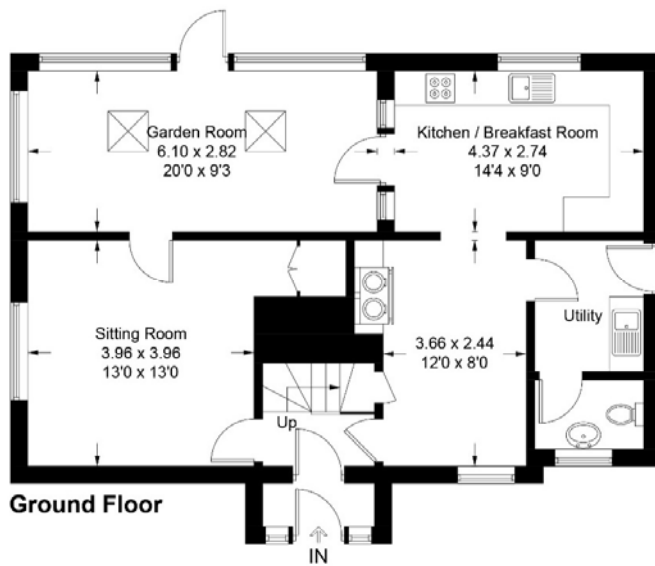






## Castle Cottage, Eyke

Approximate Gross Internal Area = 130.5 sq m / 1405 sq ft



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Produced for Clarke and Simpson

**Viewing** Strictly by appointment with the agent.

**Services** Mains electricity, water and drainage. Oil-fired boiler serving the central heating and hot water systems.

**Broadband** To check the broadband coverage available in the area click this link –  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

**Mobile Phones** To check the mobile phone coverage in the area click this link –  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**EPC** Rating = F (Copy available from the agents upon request).

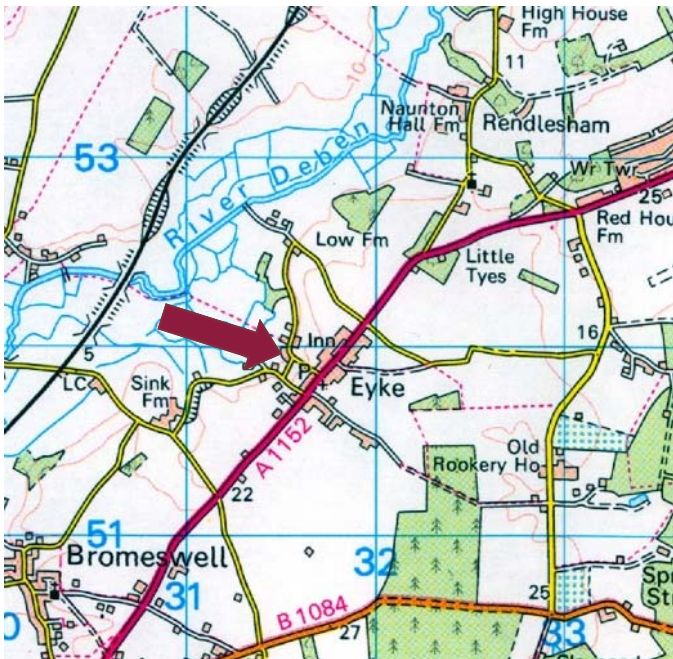
**Council Tax** Band D; £2,207.78 payable per annum 2025/2026

**Local Authority** East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000

### NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.
3. We are advised that, whilst there is a septic tank (or similar) located within the rear garden, the property is connected to mains drainage.

**July 2025**



## Directions

Proceeding in a north-easterly direction on the A1152 from the village, turn left into Low Road immediately before the former pub. Continue along Low Road and Castle Cottage will be found a short way along on the left hand side.

What3Words location: [///resurgent.inches.backs](https://www.what3words.com/resurgent.inches.backs)



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