



Bluebell Cottage 5  
Earlsford Road | Mellis | IP23 8EA  
Guide Price £350,000

twgaze



# Bluebell Cottage 5 Earlsford Road | Mellis | IP23 8EA Guide Price £350,000

Pretty 3 bedroom cottage, surrounded by farmland. Close proximity to footpaths and Thornham Walks. Spacious living room with wood burning stove. Separate sitting room with multi-fuel burner. Inglenook fireplaces. Galley kitchen with pantry cupboard. Downstairs bathroom, supporting an en-suite shower room off the main bedroom. Driveway to front allowing parking for several vehicles.

- Attractive and extended 3 bedroom cottage
- Driveway space for several vehicles
- Inglenook fireplace
- Edge of village location
- Countryside fields to front and rear
- Popular Suffolk village just a few miles from Diss
- Wood burner and separate multi-fuel burner

## Full Description

### Location

Bluebell Cottage sits in countryside with open views from all aspects. There is a village primary school in Mellis and the nearby Thornham Estate with 12 miles of countryside walks through Parkland, a children's play area and cafe. The small town of Eye just a couple of miles to the east has schooling to sixth form level at the highly regarded Hartismere High School, some independent shops, cafes and convenience stores. The larger market town of Diss is just over the border into Norfolk around 4 miles away and provides a wider selection of facilities together with a mainline rail station on the Norwich to London Liverpool Street line with a journey to London taking around 90 minutes.







## Property

Heavily beamed and full of character with good ceiling height throughout, the property provides family sized accommodation with 3 bedrooms - the main bedroom having an ensuite shower room and two built in double wardrobes. Downstairs the front door opens into one of the sitting rooms with inglenook fireplace and wood burner which in turn leads into the galley kitchen and from there out into the back garden with views over farmland. The larger sitting/dining room measures over 24' in length with large windows, french doors into the garden and wood burner.

## Outside

A lawned garden to the rear with field views beyond. Driveway for several vehicles and store shed.

## Services

Mains water, drainage and electricity are connected. heating is provided by oil central heating

## Directions

What3words:///sleepy.lilac.begun

Viewing - Strictly by appointment with TW Gaze

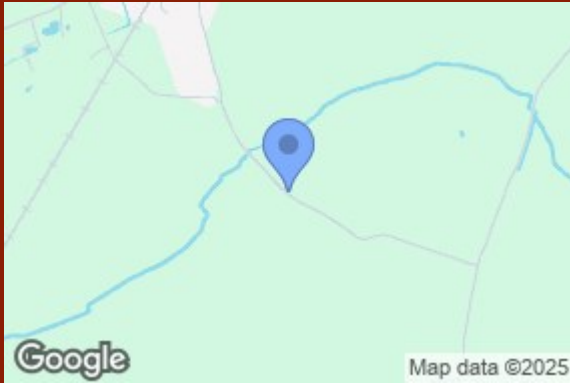
## Freehold

Council Tax Band : C

EPC : E

Ref : 2/19642/CC





Total area: approx. 93.7 sq. metres (1008.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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