



Earlsford Road, Mellis, Eye, IP23 8EA
Guide Price £545,000 - £555,000



A RARE OPPORTUNITY TO PURCHASE A SUBSTANTIAL AND MOST SPACIOUS (OVER 2,400 SQ FT) FOUR BEDROOM PERIOD COTTAGE OOOZING CHARACTER AND CHARM WITH MANY EXPOSED AND PERIOD FEATURES. OCCUPYING AN INDIVIDUAL POSITION SET UPON A LARGE PLOT (IN THE REGIONS OF 0.5 - 0.75 ACRE). FURTHER BENEFITTING FROM A LARGE RANGE OF OUTBUILDINGS (2,300 SQ FT) IDEAL FOR COMMERCIAL USE. NO ONWARD CHAIN.

Earlsford Road, Mellis, Eye

Key Features

- Individual position
- Character & charm
- 2,400 sq ft
- In excess of half an acre
- Outbuildings
- No onward chain
- Council Tax Band
- Freehold
- Energy Efficiency Rating G.

Situation

Set back off a small country lane the property enjoys a prominent individual position within this delightful village. Mellis offers a beautiful assortment of many period and attractive properties centred around a large green retaining a good niche infrastructure with schooling, public house and church. The historic market town of Diss is located 7 miles to the south and offers an extensive and diverse range of many day to day amenities and facilities along with a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

Description

The property comprises a period four bedroom detached cottage believed to date back to the 1700s predominantly of timber frame construction under a pitched clay tiled roof and with pleasing colourwash rendered elevations. In latter years the property has been significantly extended dramatically increasing the internal square footage and potentially providing separate annexe accommodation ideal for dual living. Throughout the property is presented in an excellent decorative order having been well maintained and cared for in the current vendors time of ownership. In essence the accommodation stretches to the regions of 2,400 sq ft having well proportioned rooms all flooded by plenty of natural light.

Externally

The property is set back from the road having extensive off road parking upon a brick weave driveway leading up to the property and attached double garage (measuring 21' 11" x 17' 8" (6.7m x 5.40m) with two up and over doors to front, power/light connected, personnel door giving external access and utility area to rear, the fourth bedroom lies above the garage and has a separate staircase meaning that the garage could be converted providing separate annexe accommodation). The main gardens lie to the rear of the property and are well established and well stocked with a variety of herbaceous plants and shrubs having complete privacy/seclusion. The outbuildings are essentially separated into nine areas comprising an overall square footage in the regions of 2,300 sq ft with power/light connected and lend themselves for a number of different uses. In previous years a commercial operation has been successfully run, for further information please contact the selling agent.



Earlsford Road, Mellis, Eye

The rooms are as follows:

ENTRANCE HALL: 5' 1" x 22' 7" (1.55m x 6.90m) A pleasing and spacious first impression, good space for shoes and coats, seagrass carpeting flowing through and internal access to the kitchen.

KITCHEN: 12' 8" x 10' 2" (3.87m x 3.10m) With window to the side aspect and offering an extensive range of wall and floor units with roll top work surfaces and integrated appliances with four ring gas hob, double oven, extractor, fitted dishwasher, water softener and inset one and a half bowl sink with drainer and mixer tap. Exposed beams. Arch connecting to reception room one.

RECEPTION ROOM ONE: 13' 7" x 12' 4" (4.15m x 3.77m) Found to the rear aspect of the property and with door to rear giving external access onto the rear gardens. Particular focal point of the room is the inglenook fireplace with massive oak bressumer beam and exposed inner red brickwork.

RECEPTION ROOM TWO: 12' 11" x 20' 6" (3.96m x 6.27m) A bright and spacious double aspect room with window to front and sliding doors giving access to the garden room.

GARDEN ROOM: 10' 5" x 31' 1" (3.20m x 9.48m) An impressive latter addition giving views and access onto the rear gardens.

WC: 2' 11" x 5' 11" (0.91m x 1.81m) With frosted window to front comprising of a low level wc and comer hand wash basin. Tiled flooring.

SHOWER ROOM: 6' 1" narrowing to 5' 4" x 8' 9" (1.86m narrowing to 1.64m x 2.69m) With frosted window to rear comprising of a tiled corner shower cubicle and hand wash basin.

FIRST FLOOR LEVEL: 5' 8" x 17' 0" (1.74m x 5.19m) Opening through to a study area measuring 11' 9" x 6' 10" (3.59m x 2.09m) With window to rear and access to the master bedroom.

BEDROOM ONE: 12' 9" x 12' 11" (3.89m x 3.95m) With window to the rear aspect being a particularly large master bedroom with fitted storage units, exposed timbers and beams and arch connecting to the en-suite.

EN-SUITE/DRESSING ROOM: 12' 9" x 9' 9" (3.89m x 2.99m) With window to side comprising of a panelled bath, hand wash basin over vanity unit and built-in storage units.

BEDROOM TWO: 12' 1" x 10' 4" (3.70m x 3.17m) Found to the rear aspect of the property being a generous double bedroom.

BEDROOM THREE: 6' 3" x 10' 6" (1.92m x 3.21m) Found to the rear aspect of the property being a generous single bedroom. Elevated views over the rear gardens.

BEDROOM FOUR: 14' 6" x 10' 1" (4.43m x 3.08m) Access via a separate staircase above the garage, window to the rear aspect, a large double bedroom and also having the luxury of en-suite facilities.

EN-SUITE: 6' 5" x 10' 1" (1.97m x 3.09m) With frosted window to front comprising of panelled bath with shower over, low level wc and hand wash basin. Built-in airing cupboard to side.

VIEWINGS: Strictly by appointment with Whittley Parish Estate Agent, please contact a member of the sales team at our Diss office on 01379 640808.

OUR REF: 7671

