



**Robinsons Mill Mellis Common, Mellis Eye IP23 8DN**



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## **Robinsons Mill Mellis Common, Mellis Eye**

A substantial converted brick Mill which has been recently modernised and lies on the edge of Mellis Common. A large kitchen/diner and lounge with high ceilings and feature archway windows, five double bedrooms with en-suite bathroom to master and double garage with off road parking.

### **Description**

Robinsons Mill forms part of a stunning restoration and conversion of a former Grade II listed mill complex converted in 2001 by developers Teamwork(London)Ltd. The accommodation comprises entrance hall, large kitchen/ diner, lounge and downstairs cloakroom. The first floor offers four bedrooms with en-suite bathroom to master and family bathroom. To the second floor there is bedroom five which has a butler sink and worksurfaces.

Mellis is a popular north Suffolk village with one of Suffolk's largest commons. The village offers a primary school with an excellent reputation, having received an outstanding Ofsted report, public house and church, with wider amenities available in the small town of Eye, just 2 miles away, including schooling to sixth form level at Hartismere High School which also has an outstanding Ofsted status. Approx 6 miles away is the larger market town of Diss, offering local and national shopping, a wide range of social and sporting facilities including an 18 hole golf course, with a mainline train station at Diss providing regular commuter services to Norwich, and London Liverpool Street. Mellis is about 25 miles from Ipswich, Norwich and Bury St Edmunds, and is well placed for access via the A140 and the A143.

### **Accommodation**

#### **Part Glazed Door Into;**

#### **Entrance Hall**

Tiled flooring, telephone point, wall mounted lighting, radiator, underfloor heating, stairs leading to first floor, doors to;

#### **Kitchen/ Diner**

13' 11" x 22' 6" ( 4.24m x 6.86m )  
Double glazed doors into living room, radiator, arch feature window to front aspect, double doors opening onto garden, tiled flooring, centre island, extensive range of wall and base fitted units with integral dishwasher, fridge/freezer, fitted microwave, double oven with gas hob and extractor hood over. Tiled splash backs, wall mounted gas boiler, 1 and 1/2 inset sink and drainer with mixer tap and separate drinking water tap, recessed spot lights and vertical radiator.

#### **Lounge**

16' 9" Into Recess x 23' 2" ( 5.11m Into Recess x 7.06m )  
Feature arch window and double glazed window to front aspect, two high level double glazed windows to side aspect, two radiators, TV and satellite point, Oak flooring, wood burning stove set on a slate hearth, wall mounted thermostat, under stairs cupboard housing hot water tank and water softer.

#### **Downstairs Cloakroom**

Low level flush WC, tiled flooring and wall mounted hand wash basin.

#### **Landing**

Double glazed window to side aspect, carpet, radiator, stairs to second landing and doors to;

#### **Bedroom One**

12' 11" Into Recess x 13' 8" ( 3.94m Into Recess x 4.17m )  
Double glazed window to side aspect and feature arch window to side aspect, carpet, radiator, TV, satellite point, telephone point, two built in double wardrobes and door to;





### **En-Suite**

Double glazed window to side aspect, large double walk in shower cubicle with fully plumbed shower, part tiled walls, extractor fan, recessed spotlights, wall mounted hand wash basin, low level flush WC and radiator.

### **Bedroom Two**

17' x 9' 3" ( 5.18m x 2.82m )

Arch feature window two front aspect and double glazed window to front aspect, radiator, TV point, satellite point, telephone point, recessed spotlights and carpet.

### **Bedroom Three**

10' 9" x 9' 7" ( 3.28m x 2.92m )

Double glazed window to side aspect over looking the garden, TV point, radiator and carpet.

### **Bathroom**

Panelled bath with shower over, part tiled walls, inset shelving, extractor fan, recessed spot lights, low level flush WC, wall mounted hand wash basin and radiator.

### **Bedroom Four**

10' 8" x 8' 9" ( 3.25m x 2.67m )

Double glazed window to side aspect over looking garden, radiator, TV point and carpet.

### **Second Landing**

Carpet, recessed spot lights, two Vellux windows, fitted double wardrobe radiator and eves storage.

### **Bedroom Five**

19' 9" x 12' ( 6.02m x 3.66m )

A light and airy room with window to front aspect and two Velux windows to side aspect, good head height, eves storage, radiator, fitted butler sink, natural wood work surface, TV point, satellite point and carpet.

### **Outside**

The property is approached via a long gravel driveway, providing off road parking for 2/3 cars along side the garden. To the front the property is fenced with gated access to both side and rear, stoned area, outside tap, patio and railway sleepers featured edging, path leading to rear access, mainly laid to lawn with a few mature trees and hedging as boundaries.

### **Double Garage**

19' 2" x 18' 2" ( 5.84m x 5.54m )

There is a spacious double garage with automatic remote controlled door, power points and lights.

### **Services**

Mains Water  
Mains Drainage  
Mains Gas  
Mains Electricity

### **Council Tax Band: D**



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## Robinsons Mill Mellis Common, Mellis Eye

- Former Grade II Listed Mill
- Modern Throughout With Character Features
- Spacious Kitchen/ Breakfast Room
- 23ft Lounge With A Wood Burner
- Five Bedrooms, Master With En-Suite
- Double Garage With Off Road Parking
- Good Sized Rear Garden
- Benefits From Gas Central Heating

Tenure: Leasehold EPC Rating: E

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

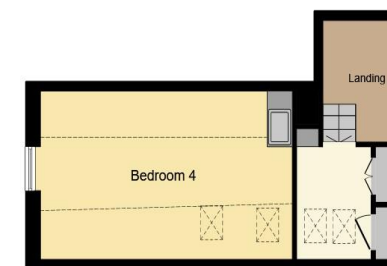
# £420,000



Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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