



Farthing Cottage (previously known as New House)  
The Common | Mellis | Suffolk | IP23 8EE

# EDGE OF THE COMMON



This lovely late 19th century cottage, set in a breathtaking location on the edge of the stunning Mellis Common, has been significantly improved in recent years. Three double bedrooms, a good-sized kitchen, a garage and garden workshop combine to create a fantastic home. If you are aiming for self-sufficiency, the large, productive vegetable garden and solar panels catering to the current owner's electricity needs will set you well on your way.



# KEY FEATURES

- A Beautiful Semi-Detached Cottage
- Located On The Beautiful Mellis Common
- Newly Built Front Porch
- Three Double Bedrooms
- Garage And Parking For Multiple Cars
- Large established vegetable garden
- Recently Updated Throughout Including Windows, Doors And Heating
- Garden Workshop And Solar Panels
- A Short Drive From The Amenities And London Train Links Of Diss
- No Chain

"There's nothing nicer than sitting outside and soaking up the views across the Common," says the owner of this charming semi-detached cottage. It's easy to see why she loves it here. The location is unbeatable, situated on the fringes of the stunning Mellis Common - a 59-hectare area partially owned by the Suffolk Wildlife Trust. In addition to the diverse array of wild birds, insects, and mammals, cows and ponies graze in a landscape that has remained largely unchanged for centuries. "It's an incredible area to explore," she enthuses, "and you'll often meet neighbours out enjoying a walk on the Common."

Believed to have been built in the late 19th century and originally thatched, this delightful home has seen significant improvements in recent years. The current owner has replaced the fascias, soffits, windows and doors and has recently added a handy double-glazed front porch. Additionally, the heating system has been updated and a new oil tank and treatment plant have been installed. In a bid for self-sufficiency, eight 4kW solar panels have been fitted to the roof, generating enough power to fully meet the owner's electricity needs

## Step Inside

Entrance through the porch brings you into the hallway of the cottage, where stairs rise to the first floor. A shelved under-stairs cupboard here provides convenient storage for shoes and coats. To the right is a bright and spacious living room, where impressive views of the Common unfold beyond the property's white picket fence.

## Unlocking Space

Returning to the hallway, you'll find access to the dining room and kitchen at the rear of the cottage. An open archway creates a seamless flow between these two rooms, with the potential to fully knock through into a large open-plan kitchen/diner if desired (subject to planning).





# KEY FEATURES

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The well-appointed kitchen is fitted with wall and under-counter cabinets along three walls, providing plenty of storage. A door from the kitchen leads into a lovely conservatory, where the glass doors and windows have been recently replaced. Heating ensures the conservatory is comfortable and can be enjoyed all year round. The conservatory also provides access to the patio area in the pretty cottage garden.

## Exploring Upstairs

On the first floor are three generously sized bedrooms. The primary bedroom, situated at the front of the property, boasts stunning views across the Common. The previous owner fitted the room with an array of built-in furniture, including over-bed cupboards, a wardrobe and a dressing table. The remaining two bedrooms, located at the rear of the property, offer generous space and come equipped with useful cupboard storage. A family bathroom is also located on this floor.

## Step Outside

The property sits behind a pretty white picket fence. To the side of the cottage is a track from which the detached garage can be accessed. There is also parking to the front of the property for several vehicles. It's evident that the current owner has a passion for gardening and has skillfully utilised every corner of this generous plot. To the rear of the property, she has created what she affectionately calls 'the cottage garden' - an ornate area planted with flowers, well-stocked decorative borders and a patio. Here you will also discover an insulated shed, workshop with power and lighting, lean-to/storage area, and a quaint corner pond.

## Homegrown Harvests

In addition to the cottage garden, there is a thriving vegetable plot complete with a selection of raised beds, a greenhouse, a 6 x 12ft potting shed and a woodshed. Here, the owner cultivates a variety of delectable fruits and vegetables, including green beans, cucumbers, squash, onions, salad greens, strawberries and raspberries. Not to be overlooked are the fruit trees yielding a bounty of apples, plums, blueberries, and pears. "I'm still enjoying the harvest from last year," the owner happily remarks about her horticultural hoard. Additionally, a wildflower area has been established to attract bees and butterflies, while a designated chicken run provides for those who appreciate home-laid eggs.

































# INFORMATION

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## On The Doorstep...

Nestled in the serene Suffolk countryside, the picturesque village of Mellis presents an ideal escape from busy urban life, while conveniently sitting equidistantly from Ipswich, Norwich, and Bury St Edmunds (approximately 22 miles). Rich in well-preserved historic architecture, Mellis boasts charming cottages dotting its landscape as well as the notable St Mary's Church. The village pub, The Railway Tavern, frequently hosts live music events and serves food on Fridays and Sundays. Many events are held at the village hall, including exercise classes and a regular farmer's market. For essentials, the closest shop is a short drive away in nearby Wortham (1.9 miles).

## How Far Is It To...

The market town of Diss (5.8 miles) offers a variety of shops and amenities only a short drive away. Diss is served by a selection of supermarkets, shops, eateries, and schools, as well as a mainline railway station which benefits from direct train services into London Liverpool Street in 90 minutes.

## Directions

From Diss head west on the A143 and turn of South on to the Mellis Road. Follow the road into Mellis and take a right onto the common. Take the next left on to the track and follow to the end.

## What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [rewrites.revives.starring](https://www.rewrites.revives.starring)

## Services, District Council and Tenure

Oil Central Heating, Mains Water, Private Drainage via Treatment Plant  
Solar Panels

Broadband Available - We are informed that the property has Fibre connected - please see [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)

Mobile Phone Reception - varies depending on network provider

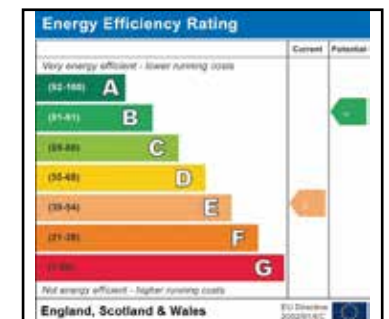
Please see [www.ofcom.org.uk](http://www.ofcom.org.uk) - to check Mobile/Broadband Availability

Mid Suffolk District Council - Tax Band C

Freehold



**TOTAL: 929 sq. ft, 86 m2**  
 FLOOR 1: 473 sq. ft, 44 m2, FLOOR 2: 456 sq. ft, 42 m2  
 EXCLUDED AREAS: SCREENED PORCH: 87 sq. ft, 9 m2, SHED: 130 sq. ft, 12 m2  
 MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



# FINE & COUNTRY

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We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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