



Sutton House
Mellis | Eye | Suffolk | IP23 8DP

NESTLED IN NATURE



Welcome to this delightful, detached home set within 1.5 acres (stms) of scenic Suffolk countryside. With its inviting kitchen/ breakfast room featuring a classic Aga, spacious living areas flooded with light and four comfortable bedrooms, this property offers plenty of room for family living. Step outside to a private garden, paddock and double garage. Just a short drive from local amenities, this home offers a peaceful escape without sacrificing convenience.



KEY FEATURES

- Wonderful Detached House
- Envious Position With Far Reaching Views
- Around 1.5 Acres(stms) Including Large Paddock with its own Private Vehicular Access
- Four Sizeable Bedrooms
- Two En Suites and Family Bathroom
- Excellent Kitchen Breakfast Room With Electric Aga
- Super Sitting Room
- Useful Work Room / Work From Home Space
- Double Garage and Plenty of Off Road Parking
- Solar Panels Providing Electricity and An Income

Step Inside

Built in the early 1970s, this thoughtfully designed family home offers a comforting sense of solidity, with cavity brick construction under a tiled roof. Light-filled and well laid out, it has an instantly welcoming feel - ready to be enjoyed just as it is, or gradually shaped to reflect your own style. One of the home's standout features is the abundance of natural light, something the current owners were drawn to.

The ground floor flows effortlessly, with rooms stretching from the front to the back of the house and welcoming natural light from every angle. Expansive windows frame sweeping countryside views, giving the home its bright, open character. Every room enjoys a beautiful outlook - those at the front overlook Mellis Common, while those at the rear take in farmland vistas that extend towards Thornham Wood.

A Warm Welcome

The kitchen/breakfast room forms the warm, welcoming core of the home - bright, spacious and beautifully arranged for both everyday living and entertaining. Cream shaker-style units are set in an efficient U-shape, paired with rich oak worktops and upstands that add warmth. At its centre, a deep blue electric Aga adds a splash of character and a classic country touch. Recently upgraded with French doors, the space now opens directly onto the garden - welcoming more light and drawing the eye out to the far-reaching views. Conveniently positioned just off the kitchen, the utility room is the quiet workhorse of the home - designed to take care of the less glamorous chores with ease. With space for a washing machine, tumble dryer and other white goods, it's the ideal spot for managing the practical demands of the household. A versatile room just off the utility is currently set up as a snug but can easily adapt to suit your plans. Whether you're seeking a quiet workspace or a creative corner, or just somewhere to escape with a good book and a door that shuts, this room is ready to work for you.

The living room is centred around a wood-burning stove, perfect for cosy winter evenings, while its generous proportions make it just as comfortable for quiet nights in as for lively gatherings with friends.





KEY FEATURES

Throughout the ground floor, every space feels thoughtfully connected - open yet intimate - with lovely views from every angle.

The family room/office/studio is a bright and adaptable space. The room with its own hallway and entrance is currently set up as a home office but really, it's a bit of a chameleon. Whether you need a creative studio, a playroom or office this room is ready. Natural light pours in from three sides, making it a genuinely uplifting place to spend time. From here, step through into the conservatory - a sunny haven with wraparound windows and garden views - the perfect spot for a quiet cuppa or growing an indoor jungle of happy plants. Doors open directly from here to the garden.

Exploring Upstairs

As you make your way upstairs, the emphasis on light and openness continues. A perspex balustrade along the landing further opens the space to natural light.

The principal bedroom is a peaceful retreat, spacious and complemented by built-in wardrobes and its own ensuite. A second ensuite bedroom offers great flexibility, whether for guests, family, or anyone seeking a little more privacy. The additional bedrooms are equally bright and generously sized. A stylish family bathroom caters to the remaining rooms on this floor.

Step Outside

A true highlight of this property is the generous outdoor space waiting just beyond the back door. Nestled deep within its beautiful 1.5-acre plot, the home is reached via a track that crosses the Common, well away from the road. The result is a wonderfully private setting that feels both peaceful and connected to nature.

With its south-east facing orientation, the garden enjoys sunlight throughout the day. A spacious patio provides the perfect setting for alfresco dining, offering lovely views across a well-kept lawn bordered by mature trees and beautifully maintained shrubs.

Paddock of Possibilities

A well-established pond, packed with fish attracts local wildlife and a generous enclosed paddock with its own vehicular access offers endless possibilities. "We've used it for family gatherings, camping and had friends graze their ponies on it," the owner shares. A double garage and tractor shed offer ample storage space, ideal for keeping tools and equipment or indulging in a DIY project or two.

































INFORMATION



On The Doorstep...

Life in the peaceful village of Mellis offers a strong community spirit amongst stunning Suffolk landscapes. The expansive common, one of the largest unfenced areas in the county, is just a short walk away and the welcoming Railway Tavern is a short stroll. Mellis provides a quiet, well-connected lifestyle, with a respected primary school and nearby High School close by.

How Far Is It To...

The house enjoys a peaceful rural setting yet is far from isolated. The nearby town of Eye (3.4 miles) is a short drive away, with independent shops, a weekly market, cafés and essential services. Diss (5.7 miles) offers broader shopping and direct trains to London in under 90 minutes. Bury St Edmunds (20 miles) boasts a vibrant cultural scene, great restaurants and historic architecture.

Directions

Proceed from the market town of Diss along the A143 on the direction of Bury St Edmunds. On entering the village of Wortham take a left hand turn towards the village of Mellis. On entering the village follow the road over the level crossing gates. The property can be found on the right hand side, the first track after Earlsford Road set well back from the road.

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... What 3 Words Location [///sparkle.appoints.wisely](https://sparkle.appoints.wisely)

Services, District Council and Tenure

Oil Fired Central Heating

Mains Electricity, Water and Drainage

There are solar panels which provide circa £800 income a year

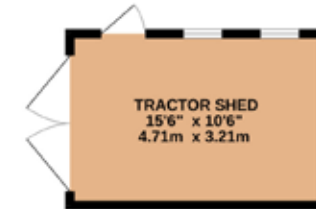
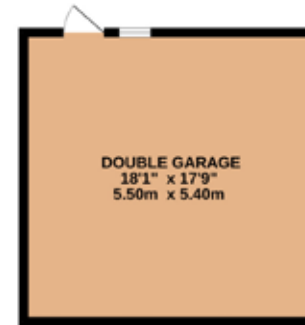
Broadband Available – Currently EE Broadband - cable to the property at the time of inspection - 31st March 2025 download speed 484 and upload 63 - please check www.openreach.com/fibre-checker for availability from your own provider

Mobile Phone Reception - O2 and EE mobile network all good with 3 bars at the time of inspection. Please see www.ofcom.org.uk to check with your provider of choice.

Mid Suffolk District Council – Band F

Tenure: Freehold

GROUND FLOOR
1285 sq.ft. (119.3 sq.m.) approx.



1ST FLOOR
825 sq.ft. (76.7 sq.m.) approx.

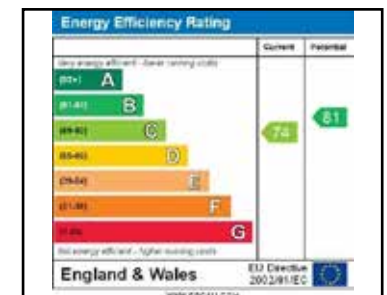


TOTAL FLOOR AREA (approx.)

Accommodation: 2110 sq.ft (196 sq.m) - Garage/Outbuildings: 482 sq.ft (44.8 sq.m)

Measurements are approximate. Not to scale. Illustrative purposes only.

Produced for Fine & Country Estate Agent.



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.



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