



Mellis Lodge
Thrandeston Road | Mellis | Suffolk | IP23 8DR

RETURN TO GLORY



A rare, unique and exciting opportunity, this property offers enormous potential, in a much sought after and wonderful location, this early Victorian mansion has survived with its original features and layout intact. Sure, there's plenty needs doing here, but the potential is off the scale for this magnificent four-bedroom residence which has been in the same family since 1969. Historically, the grounds were once known locally as Mellis Park and there were regular village fetes held in it's generous grounds, especially in the Paddock at the rear of the property, with fairy lights strung up between the trees along the central avenue of the orchards. Evidently built for someone of stature, the property now needs an undaunted enthusiast to show it some love and restore its dignity.



KEY FEATURES

- Wonderful property full of potential
- Exceptional character features throughout
- Seven acres of land (stms)
- Quiet, peaceful location
- Exciting renovation project
- Located on Mellis Common
- Sought after village location
- Parking for multiple vehicles
- Close to Diss and London train links
- No onward chain

The situation couldn't be better - on the northern part of beautiful open Common but on the far side of the main Mellis Road, and looking over open country behind. In addition, the house is - as are all the best houses - placed well back and hidden from the road behind large lawns and mature trees and shrubs.

First impressions

As soon as you pass through the finialed gate pillars, you know you're in for a treat, and the fabulous frontage - gault brick and corner quoins under a slate roof - doesn't disappoint. Giant three-bay sash windows flank the central front door with its arched fanlight above. Inside remain the marble fireplaces, original Victorian tiled entrance hallway, panelled and stained-glass doors, exuberant light fittings and wood floors awaiting refinishing (which they will well repay).

Grand proportions

To the left of the entrance hall is a vast living room of getting on for 300 square feet, with a grand marble fire surround and mantelpiece, wood-burning stove, original elaborate cornicing and ceiling rose. From here, charming original French doors with stained glass details lead to a huge conservatory. No recent addition, this is an old-style conservatory where you can imagine a grape vine might once have grown overhead. It would make a splendid summer sitting room unless the green-fingered in the family commandeer it for hothouse propagation. If entertaining is your thing, these two adjoining rooms offer a great space for it, especially in warmer months. Behind this living room is a less grand sitting room, which, though by no means small; would make an ideal study or snug. To the right of the entrance hall is a spacious dining room with large brick fireplace with a beautiful ornate wood surround and decorative over-mantle mirror. The central hallway wraps around the rear of the house, with a second door, half glazed in stained glass, into the dining room, and along to the half-glazed door to the kitchen. In the hallway outside the kitchen are an original set of servant call bells, their corresponding porcelain bell pulls being in various rooms. There is even a rope bell-pull in the kitchen for a large house bell situated behind a roof chimney stack, once used to call gardeners and estate staff in bygone days. The sitting room and kitchen are connected by a handy large serving hatch.





KEY FEATURES

The kitchen retains the original Victorian cupboards, shelving and plate racks, and a Butler sink. The state of the kitchen may seem dispiriting, but the imaginative and intrepid home improver will be able to see past the poor state of repair and appreciate just how much is on offer here. A large inglenook fireplace surrounds an early Rayburn which has been used recently so there is basic functionality in place. The main kitchen is backed up by a large two room raised pantry with ample original shelving and cupboards. There is also a sizeable cellar beneath the pantry, altogether adding up to an unusual amount of storage space, though some structural damage to the floor will need to be addressed first.

A third working room at the end of the hall is an intriguing combination of washhouse and bakehouse. A splendid stone sink survives, a stone fireplace, an original bread oven with it's own chimney. A servant's staircase leads from here to the bathroom and onwards up to the first floor. There is also a guest WC on this floor with a pretty porthole swing-out window.

Upstairs

Four generous bedrooms, each miraculously retaining their fireplaces, are on the first floor. A bathroom situated above the washhouse is certainly in need of updating but has a functioning shower, while a dressing room between the two largest bedrooms might well be developed into a Jack-and-Jill bathroom. There is another separate WC on this floor.

Annexe

At the east end of the house is an adjoining two-storey annexe. Almost certainly once a place for a housekeeper or servant to live, with a downstairs fireplace, and airy upstairs room. It might now provide a useful work-from-home space or with a little renovation work, guest accommodation.

Outside

Nature has taken over rather but who knows what you'll find when you fight back. To the keen horticulturalist or landscaper, this garden will undoubtedly appear as a once-in-a-lifetime opportunity. Here to be explored are 7 acres of mature and specimen trees, orchards, paddocks, ponds, shrubs, wild flowers, lawns, all surrounded by open country and not overlooked. The property is noted for it's enormous mature Giant Redwood tree. To the side of the conservatory is an unusual wooden Victorian hexagonal summer house with many of its original stained glass panels.

On the doorstep

A quiet village in the heart of Suffolk, Mellis is home to the largest area of unfenced common land in England, now a protected nature reserve where rare plants thrive and cattle graze. Riders will enjoy the many bridleways locally. The vibrant Railway Tavern offers music and quiz nights, and the village hall hosts several weekly sports and social clubs. The village primary school is popular and feeds into Hartismere High in Eye.





















INFORMATION



How far is it to

Urban amenities are within easy reach of this rural idyll. The market town of Eye is a little over three miles away, and bustling Diss with frequent trains to London and Norwich just five miles. Less than five minutes away by car is the arterial A140 putting both Norwich and Ipswich at around 40 minutes away, while heading west you can reach Stowmarket in less than half an hour and Bury St Edmund's at just a little over. Heading East you can be at the beautiful Suffolk coast in just over 45 minutes

Directions

From Diss head west on the A143 and turn south in Wortham on to the Mellis road. Follow into Mellis and over the railway tracks and turn left onto the Thrandeston Road. The property is on the left. From the A140 Ipswich-Norwich road, turn westwards on the roundabout sign posted for Mellis. Follow road a mile into Mellis, as you are passing the first large common on your right, take the first turning to your right onto Thrandeston Road, and the property is on your left.

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 <http://prefect.exams.keyboards>

Services, District Council and Tenure

Mains Electricity & Water

Drainage – Septic Tank

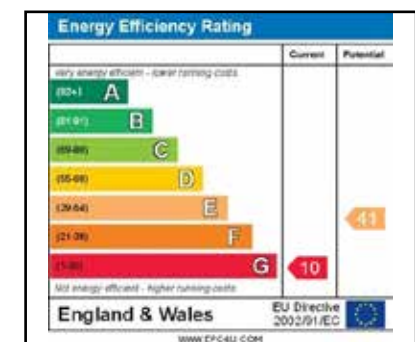
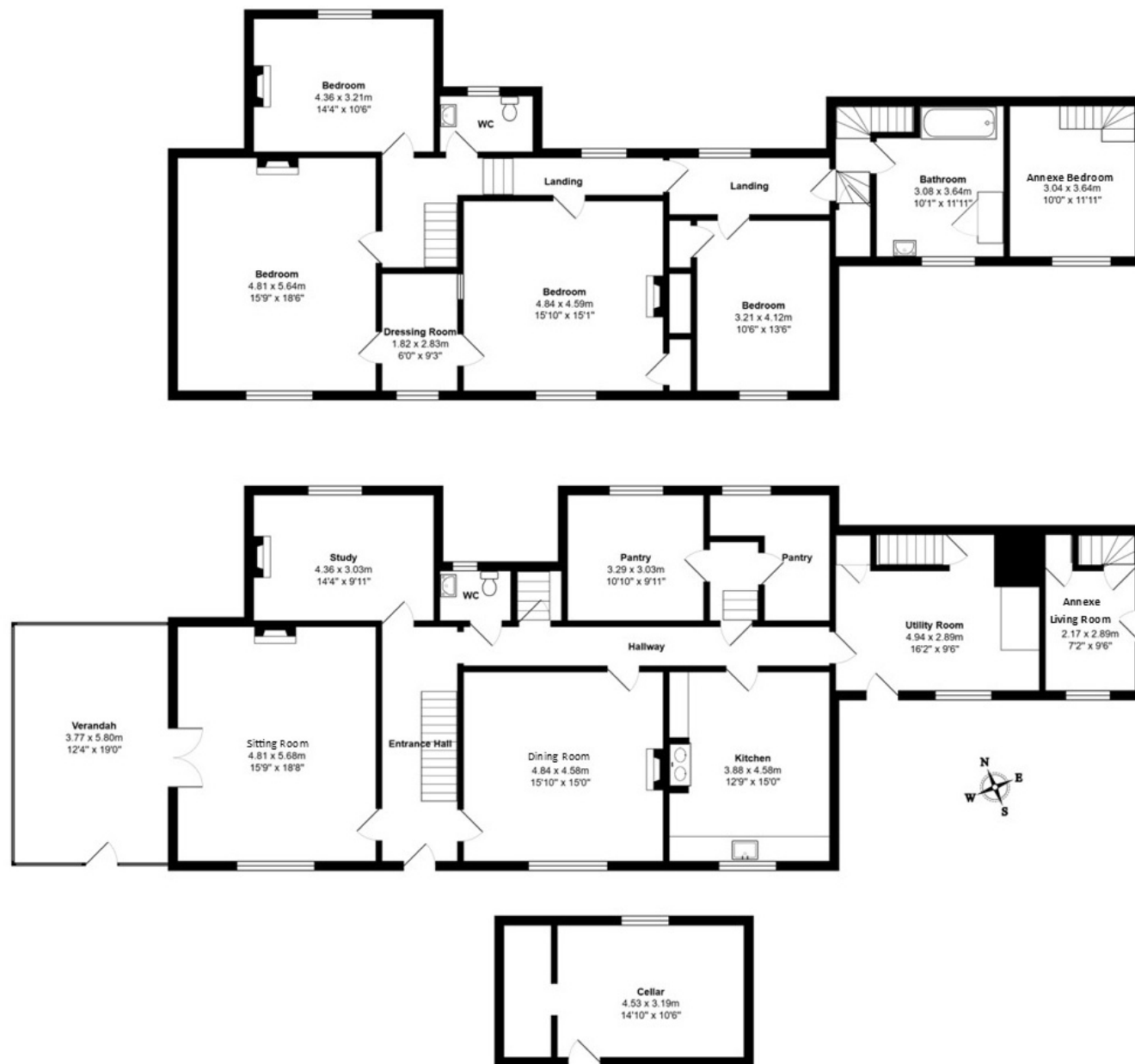
Broadband – please check www.openreach.com/fibre-checker To ascertain your chosen providers coverage in the area

Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk to check

Mid Suffolk District council – Band G

Tenure: Freehold

EPC - C



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