



Dormouse Cottage
Mellis Road | Gislingham, Eye | Suffolk | IP23 8HU

ALL THINGS BRIGHT & BEAUTIFUL



Just nine years old, this pristine, easy to maintain, and energy efficient home offers edge-of-village peace and quiet on a 0.5-acre plot (stms), with adjacent woodland and featuring a charming pond.

Currently configured as a two-bedroom home, it can easily be converted to three bedrooms. Already having three bathrooms and plenty of bright, open living space, it's ideal for family life or as a convenient "lock up and leave" property. All of this is just a short distance from local amenities and rail links to the capital.



KEY FEATURES

- A Wonderful Modern Two/Three Bedroom Individual Build.
- Built to an Exceptional Standard
- Large and social Kitchen Dining area
- A Fantastic Principal Bedroom Suite with Dressing Room and Ensuite
- Parking for Multiple Vehicles
- A Quiet, Peaceful and Sought-After Village
- Walking Distance to the Local Shop and Church
- Approximately .5 of an Acre of Mature Woodland (stms) and a Spring Fed Pond
- A Short Drive from The Train Links and Amenities of Diss or Stowmarket
- No Onward Chain

This modern home has been built with a superb blend of contemporary and traditional style, with a premium bespoke finish, making it warm, inviting, suitable for one level living if needed, yet offering the possibility of three bedrooms so also ideal for a family. The grounds offer nature on your doorstep, and idyllic childhood activities like den making and pond dipping, whilst offering a peaceful vista to enjoy from the expansive terraces. Combine these features with easy maintenance and energy efficiency and you have a stress-free time ahead.

Step Inside

Step into the spacious and practical tiled hallway with plenty of room for coats and shoes and take the right-hand door to find the dual aspect yet cosy sitting room with wall of bifolds, revealing a pretty terrace and formal lawns beyond. To the left of the hallway is the ground floor shower room, a great addition and so useful if you have guests staying who might use a sofa bed in the sitting room. The hall also leads to the stunning , triple aspect open plan family room, swathed in light, seamlessly integrating a well-equipped kitchen with high spec NEF ovens and induction hob, with dining and social zones. This is a peaceful space in which to start your day, with east facing bifold doors opening out to welcome the morning sun. The country style cabinetry and oak worktops plus central island offer ample workspace and storage if catering for the masses. This is the perfect entertaining area, with room for a ten-seater table and additional sofa seating, inviting guests to linger over coffee and conversation. Here the children can do their homework and chat whilst dinner is prepared, or guests can chill out on the sofa after dinner whilst your barista prepares a cappuccino. Off the kitchen is a handy utility room with exterior stable door, with space for coats and shoe storage, a fantastic addition for muddy boots and paws after a stroll past the pond and through the protected woodland beyond.









KEY FEATURES

Futureproofed and Low Maintenance

This home offers laid-back living in abundance – just move straight in! With air source heating the home is economic to run, has lower carbon emissions and minimal maintenance, so wins on every front. The modern Klargest water treatment plant, with new control unit added this summer, is compliant and well maintained. There is still one year left on the house warranties, and if working from home the internet is being upgraded to full fibre in the very near future, it just needs connecting. The whole of the ground floor benefits from underfloor heating and in terms of future proofing, the sitting room could easily become a ground floor bedroom, and the shower room is just across the hall, making one level living accessible. This shower is also ideal for washing the dog after a muddy winter walk! The garden is a manageable size, and the pond is spring fed so will always have clear water and be as easy to upkeep as the woodland. The current owners have just pollarded the willow trees, negating the need for trimming in the next few years.

Exploring Upstairs

Stairs guide you to a spacious landing, complete with open shelving storage, for perhaps a book nook, space for treasured photos or possibly a working from home zone. The house was originally designed to be a three-bedroom residence and could be returned to that, with just a stud wall separating the main bedroom and the superb dressing room. The principal bedroom has a Dorma window offering reaching views across the secluded woodland, plus a stylish ensuite and huge dressing room with deep wardrobes and plenty of natural light – this has on occasion doubled as a bedroom for little ones. Dual aspect bedroom two boasts a Dorma window with views across the garden. The family bathroom just next door offers a shower over the bath, ideal for bathing children or for a long soak with a glass of wine.

Step Outside

The pretty house is approached via a gravel driveway going past the house to a large space accommodating several vehicles. To the rear, an expanse of terrace, with bifold doors opening from the two large reception rooms, accommodates a real crowd for a barbecue making alfresco entertaining hassle free. Here you can chase sun or shade, with a sheltered hideaway nestled between the bifold doors of the two reception rooms and a space outside the sitting room, more exposed. The Indian rainbow stone stretches the width of the home, with paths all around the house, and has steps to the formal lawn with sturdy garden shed to enjoy. To the side of the property a spring fed pond encourages wildlife from dragonflies to frogs, and a path leads to the protected woodland, enhancing the country living experience. Children can enjoy exploring – making dens and toasting marshmallows on the designated fire area in the glade whilst parents supervise and relax on the bench listening to the birdsong, watching the dappled light through the trees, and catching the very last rays of sun.









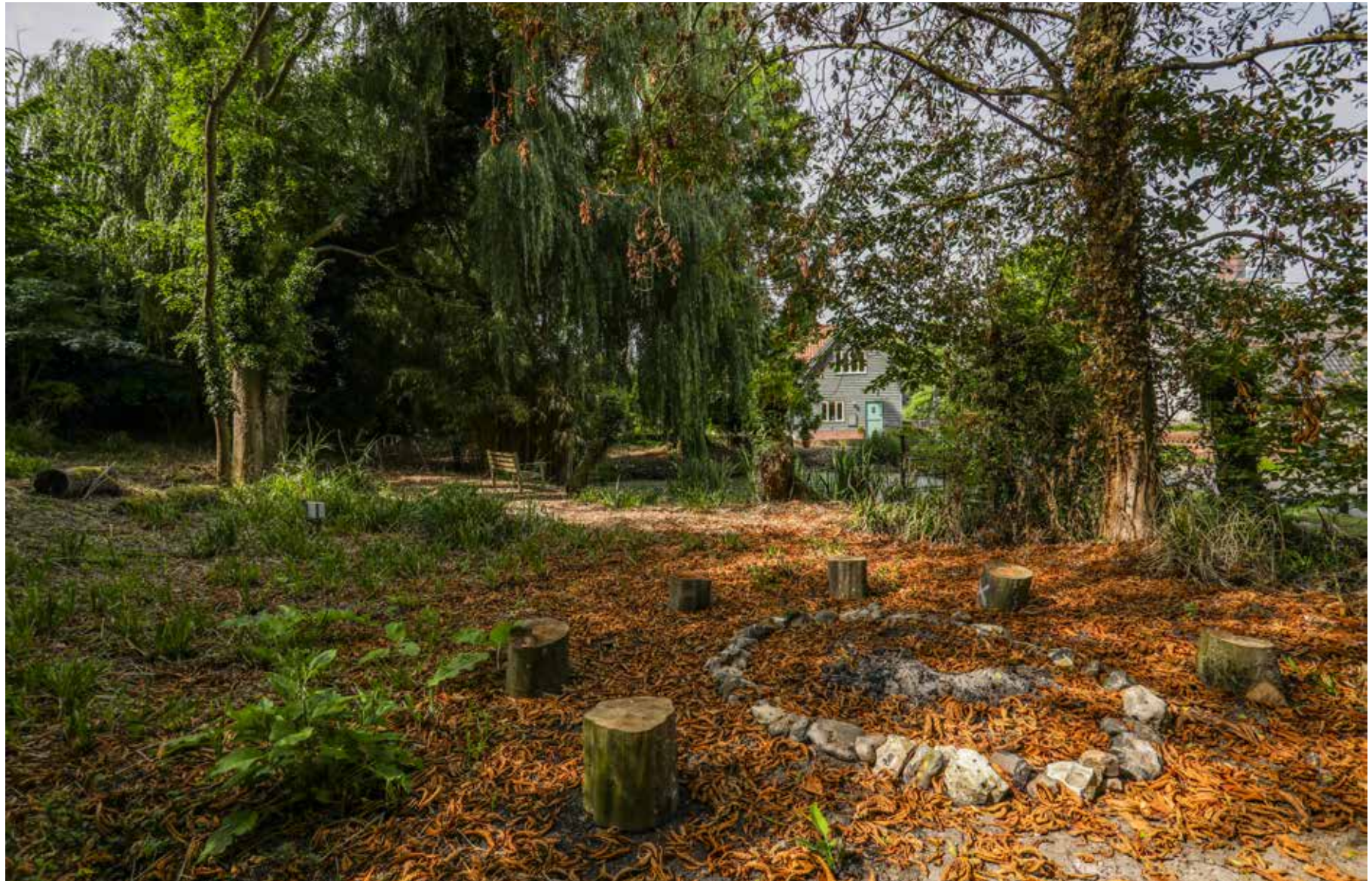




















INFORMATION



There is potential in the woodland to enhance this area further, perhaps planting bluebells and wildflowers, forging a wiggling path through the trees, or making a more permanent sanctuary under the canopy of leaves.

On The Doorstep

Gislingham has a village shop and an active community with a variety of regular classes and events plus a popular monthly pub night all held at the lively village hall. The local playpark and playing field are well maintained and the village primary school has been rated “outstanding.” Dog-owners and walkers will be pleased to discover so many country walks on the doorstep.

How Far Is It To...

Gislingham might be a rural haven but enjoys easy access to the A140 taking you to Ipswich in just over 30 minutes and Norwich in 45 minutes. A 20 minute drive takes you to Stowmarket, with its supermarkets, cinema, The John Peel Centre for Creative Arts, a well-regarded youth centre, The Mix, plus fast and frequent rail connections on the London-Norwich mainline, as well as services to Bury St Edmunds and Cambridge giving access to the Midlands. The bustling market town of Diss is around 8 miles away and has a variety of facilities and amenities as well as a mainline rail link to London Liverpool Street Station (approx journey time 90 minutes).

Directions

From Diss take the A143 west to Wortham, then turn left onto Mellis Road. At Mellis turn right to Mellis Road across Mellis Common. As you come into Gislingham, Dormouse Cottage is the first house 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 [///trackers.contracting.zooms](http://trackers.contracting.zooms)

Services, District Council and Tenure

Air Source Central Heating

Mains Electricity & Water

Drainage – Domestic Treatment Plant

Broadband Available – Fibre to the house is being connected this summer. Please check www.openreach.com/fibre-checker

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

Mid Suffolk District Council – Band D

Tenure: Freehold



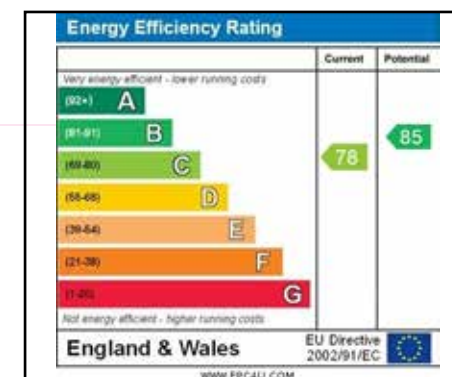
Ground Floor
Floor area 85.7 sq.m.



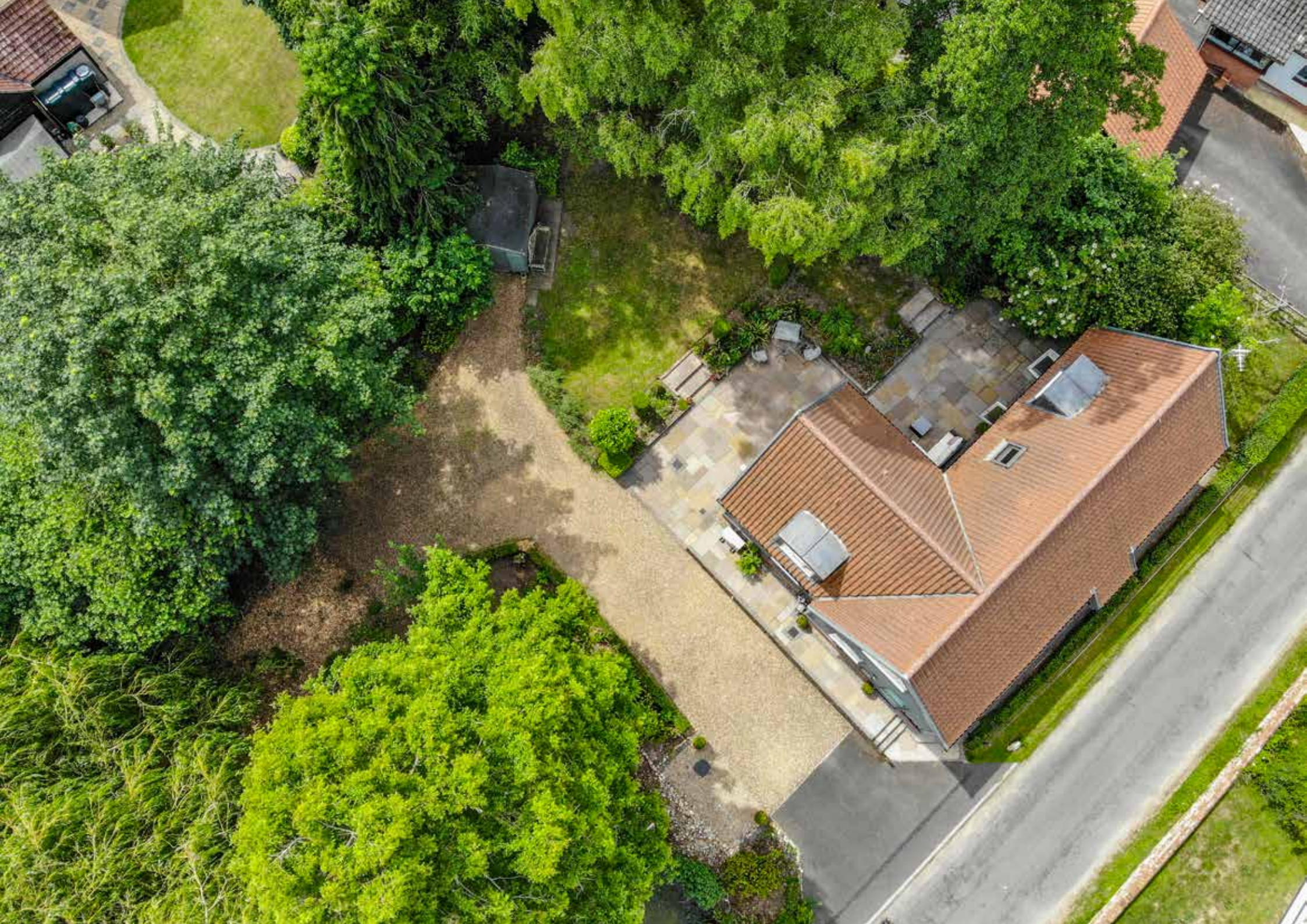
First Floor
Floor area 75.1 sq.m.

Total floor area: 160.8 sq.m.

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io



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