



Mellis Road | Thrandeston | IP21 4BU
Guide Price £495,000

twgaze

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A charming and highly individual four bedroom period house, tucked away in a private position within the popular village of Thrandeston. Rich in character, the accommodation includes a sociable kitchen/dining room with a Rayburn, an impressive inglenook fireplace with wood burning stove and flexible living space arranged over three floors. Outside, established partly wooded gardens provide a wonderfully natural setting, complemented by a useful detached clay lump barn, previously used as a small cinema and offering exciting potential for alternative uses, subject to the necessary consents.

- Charming four bedroom period house in private position set back from the road
- Impressive inglenook fireplace and wood burning stove
- Two large first-floor bedrooms and generous bathroom
- Established and partly wooded gardens with range of fruit trees
- Plot extending to approximately two-thirds of an acre
- Private Characterful kitchen/dining room with oil-fired Rayburn
- Flexible ground-floor bedroom and kitchen/shower/toilet facilities
- Additional second floor attic room, currently used as a bedroom
- Detached clay lump barn with conversion potential subject to planning permission

Location

Thrandeston Little Green is a small village of about 40 houses, a church and a village hall (once a school). The green, with its pond, is central. There is other common land on the edge of the village. Despite its seclusion, it is very accessible, with both the A140 and A143 being within easy reach, giving swift routes to Norwich, Ipswich, Bury St Edmunds and the A11 corridor. The Heritage Coastline around Southwold, Aldeburgh and Walberswick, is only 45 minutes or so by car. The commuter, or visitor, is catered for, Diss mainline rail station being just 3 miles away, with trains to Liverpool Street (a 90 minute journey) every half an hour.

The property

This charming four bedroom house sits on the edge of the popular village of Thrandeston, set back from the road in a pleasantly private position. An informal driveway provides parking for three to four vehicles, while the established front garden creates an attractive approach, with mature trees and herbaceous borders complementing the character of the house.





On entering, a useful lobby provides an ideal place for boots and coats, particularly welcome after enjoying one of the many countryside walks available locally. From here, the accommodation opens into a wonderfully characterful kitchen/dining room. Generous enough to be a genuinely sociable space, it has a window overlooking the rear garden and an oil-fired Rayburn nestled within the original brick fireplace, creating an immediate focal point. Much of the remaining kitchen furniture is freestanding, retaining the traditional farmhouse character while also giving a new owner considerable freedom to reconfigure the room to suit their own requirements. Double doors lead through to the main reception room, another particularly appealing part of the cottage. Exposed timbers, an impressive brick inglenook fireplace with wood burning stove and windows to two aspects give the room a warm and individual feel. From here there is access to a small but cleverly utilised study, providing a quiet space for home working. A rear hallway connects to a ground floor bedroom, which in turn leads to a laundry room and toilet/shower room. This part of the house has historically been used as independent accommodation and, with its own access to outside via the rear hallway, provides excellent flexibility for guests, a dependent relative or simply additional ground floor living space. Stairs rise to the first floor landing, from which there are two generous bedrooms. One also gives access to a further dressing room/nursery, with windows overlooking the front of the property. The family bathroom is similarly generous and, while perfectly usable, provides scope for a future owner to rethink the space to their own taste. A further staircase rises to the second floor where there is an attic room with good head height, currently used as an additional bedroom. Altogether, the layout is refreshingly individual and provides considerable flexibility as a three or four bedroom home.

Outside

The house sits centrally within its established plot, giving the gardens a particularly private and natural feel. Immediately behind the house are more open areas of lawn, beyond which the garden becomes increasingly wooded and informal. A mixture of fruit trees, including apple and greengage, sit among an interesting variety of mature deciduous trees, creating a garden with plenty of character and seasonal interest. Of particular note is the detached clay lump barn. Previously used by the owners as a small cinema (Screen in the Barn), this is an intriguing and highly useful additional building. Subject to any necessary consents and works, it could lend itself to a variety of uses, with potential for ancillary accommodation, independent living or perhaps holiday/Airbnb use. Importantly, its position away from the main property means such a use could potentially be achieved without unduly compromising the privacy and enjoyment of house. In all, the grounds extend to approximately two-thirds of an acre (sts) combining more conventional garden immediately around the house with mature, wooded areas beyond.

Services: Mains water and electric are connected to the property. Private drainage. Cooker connected to exterior gas bottles. Rayburn connected to oil tank.

How to get there: What3words: ///switch.class.pianists

Viewing: Strictly by appointment with TW Gaze

Tenure: Freehold

Council Tax Band: E

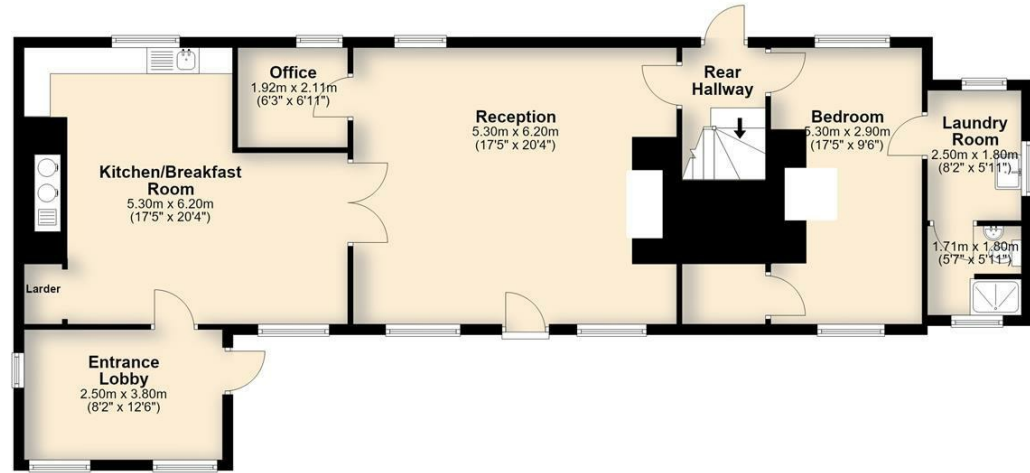
Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.

In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

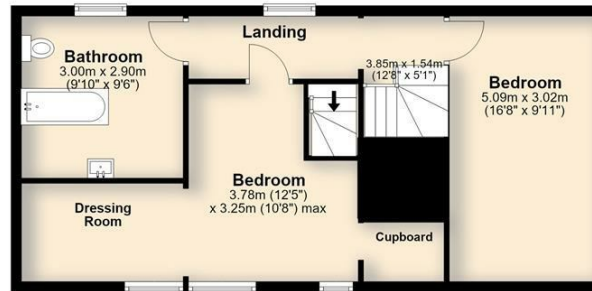
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Ground Floor
Approx. 109.2 sq. metres (1175.7 sq. feet)



First Floor
Approx. 56.1 sq. metres (603.9 sq. feet)

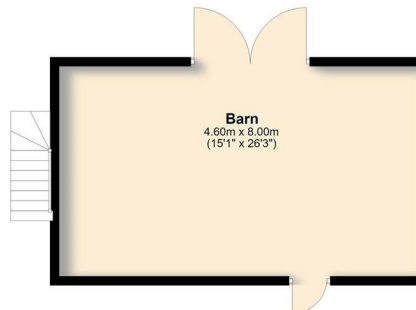


Second Floor
Approx. 21.1 sq. metres (227.3 sq. feet)



Total area: approx. 186.5 sq. metres (2007.0 sq. feet)

Ground Floor
Approx. 36.8 sq. metres (396.1 sq. feet)



First Floor
Approx. 12.4 sq. metres (133.7 sq. feet)



Total area: approx. 49.2 sq. metres (529.8 sq. feet)

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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