



Stacks  
Mellis Road | Yaxley, Eye | Suffolk | IP23 8DB

# CHARACTER & VERSATILITY



Set within approximately one-third of an acre of mature established grounds, this unique Potton-built detached home combines timeless craftsmanship with modern, energy-efficient living. Designed with flexibility and lifestyle in mind, this four/five-bedroom residence offers expansive open-plan living alongside adaptable private spaces, perfect for contemporary family life, entertaining, or working from home.



# KEY FEATURES

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- Wonderful Village Potton Home
- Delightful Grounds - Around a Third of an Acre
- Four/Five Bedrooms - Three on the First Floor
- Excellent Open Plan Living Space
- Double Sided Wood Burner
- Underfloor Air Source Heating and PV Panels for Hot Water
- Shower Room, En Suite and Family Bathroom
- Study/Hobby Room
- Double Cart Lodge

This is a home that adapts to you – fully. Blending character, sustainability, and flexibility, this individual home offers a rare opportunity to enjoy village living without compromise. Whether you seek open-plan modernity, private workspaces, or multi-generational adaptability, this property delivers on every level. Set in the traditional village of Yaxley, the home is in an ideal location for those seeking life in the country without sacrificing convenience and connectivity.

## Step Inside

This is a home full of elegant living and entertaining spaces. Entering into a spacious hallway with wet room straight ahead, the converted garage to the right now serves as a games room or guest bedroom. This room would also make a fabulous gym area with bifolds that open to the front of the house. A home office sits neatly tucked in behind the shower room, offering peace and quiet away from the social hub. Turning left from the entrance hall leads to a stunning open-plan area, thoughtfully designed to maximise light and flow from kitchen to dining to sitting room space. The kitchen is cleverly zoned by the distinctly different flooring and has an abundance of storage. It connects to a practical utility room, keeping the working parts of the home out of sight and offers space for muddy boots after a day in the garden. A striking double-sided wood burner creates a warm and inviting focal point, seamlessly connecting the dining and relaxation zones. This open plan area is the favourite space for the current owners and where they spend most of their time. The floor to ceiling windows at the front of the house frame views of the front garden and being south facing provide plenty of light. The space invites togetherness, where family can work at the desk, cook in the kitchen and still chat to guests, or relax watching television all at the same time. Additional versatile rooms, ideal as a formal sitting room, bedroom, home office, or hobby room provide further flexibility on use and makes this a home that can grow with you to suit your needs.





# KEY FEATURES

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## Sustainable, Energy-Efficient & Future Proofed

This unusual timber framed house designed by Potton, was a self-build dream of the owners who stipulated installation of an air source heat pump, underfloor heating, a thermal panel for hot water and subsequently a 32 array of solar panels, with a high level of insulation making the house extremely energy efficient. The feed in tariff from the solar panels generates income towards the cost of electricity for the whole house whilst in the depths of winter, the double-sided log burner provides a cosy focal point for the open plan living space. The result is economic comfort, efficiency, and reduced environmental impact. Futureproofing has also been considered by converting the garage to living space, currently used as a bedroom with wet room close by, and this along with wider doors makes the space perfect for guests with accessibility needs and suitable for a multigenerational family.

## Good Night Sleep Tight

The sleeping accommodation is as flexible as the social spaces with four/ five bedrooms. A ground floor reception room currently used as a hobby room, along with the games room with wonderful bifold doors opening to the outside and a stylish shower wet room next to it, could both be repurposed as ground floor bedrooms, ideal for guests requiring one level living, or for multigenerational needs. On the first floor a bright landing with roof lights leads to three double bedrooms. The principal bedroom boasts a practical ensuite with both bath and shower making this feel very separated, private, and indulgent, ideal for a lovely retreat for a long soak when all the guests disappear. A stylish family bathroom serves the other two bedrooms which sit at opposite ends of the landing, again offering privacy and independence. The layout for sleeping space is intentionally adaptable, allowing spaces to evolve with your lifestyle needs or a growing family.

## Step Outside

This home presents attractive grounds and outdoor living options. The property is set within approximately one-third of an acre of private, landscaped gardens, designed to create a true sense of sanctuary. Mature trees provide interest and character to the garden and give impact to the approach to the house - something that cannot be replicated in a modern development. At the front of the garden the owners have left a strip of land adjacent to the road as a wildlife area and in Spring, a feast for the senses appears with daffodils, cowslips, bluebells, fritillaries, and wind flowers followed by cow parsley and whatever wildflowers turn up! A variety of garden birds and the occasional visit by deer add to rural feel of the home. A charming summer house adjoins a bespoke outdoor dining area, offering the perfect setting for alfresco entertaining and long summer evenings and has even been used by the owners' grandchildren for overnight stays.

























# INFORMATION

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The gardens themselves are thoughtfully arranged to provide both beauty and functionality, with lawns, established planting, a tranquil pond which attracts the wildlife, and multiple terraces and seating areas positioned to enjoy the sun throughout the day. The paved area at the side of the house offers shade and seclusion for a cup of tea, escaping the heat in summer. With a greenhouse and ample space for vegetable beds, the home offers potential for those looking to grow their own produce. The current owners make good use of the fruit trees which provide apples, eating and cooking, pears and damsons and have grown salads in the greenhouse making them self-sufficient for a large part of the year. For those with hobbies or lifestyle needs, the property excels, with parking for four cars, a double cart lodge and separate workshop offering extensive space for recreational use, creative pursuits, storage or even for parking!

### On The Doorstep

Yaxley is a pretty, unspoilt village, with a village hall running a variety of regular clubs as well as annual events, a parish church, and an Indian restaurant. Close by, the market town of Eye supports day to day needs with health centre, shops, hairdressers, chemist, library, community hall, and high school, with further schooling in Mellis.

### How Far Is It To...

The bustling market town of Diss offers further amenities, including supermarkets, health services, vets, independent shops, and a mainline railway station with journey time to London in 90 minutes. The home is conveniently located close to the A140, the main arterial road connecting Ipswich and Norwich which are 20 and 25 miles away respectively. Via Mellis, the A143 leads to Bury St Edmunds and the A14 for further connectivity.

### 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 /// exporters.spends.often

### Services, District Council and Tenure

Air Source Heating

PV and solar panels

Mains Electricity, Water & Drainage

Broadband Available – please check [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)

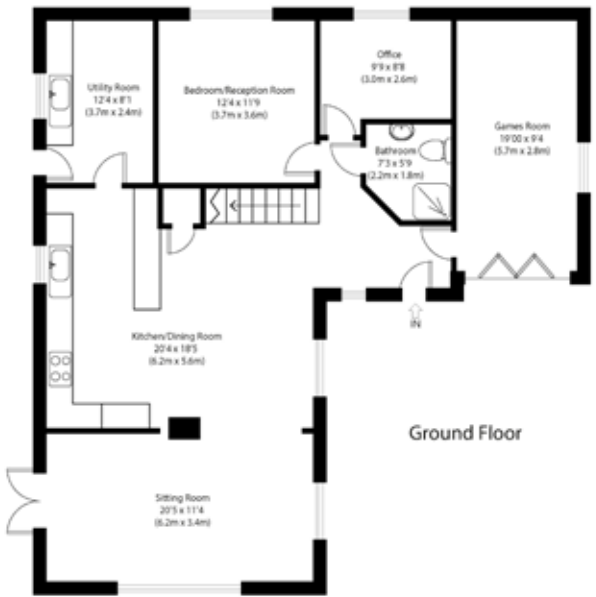
Mobile Phone Reception - varies depending on network provider Please see [www.ofcom.org.uk](http://www.ofcom.org.uk) to check.

Mid Suffolk District Council – Band E – Freehold



Approximate Gross Internal Area  
Main House 2080 sq ft (193 sq m)  
Outbuildings 600 sq ft (56 sq m)  
Total 2680 sq ft (249 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of necessary valuation.



Awaiting EPC

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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