



The Common, Mellis - IP23 8EF

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The Common

Mellis, Eye

With TWO SELF CONTAINED RESIDENCES under ONE TITLE, this DETACHED SINGLE STOREY & ADJACENT ANNEXE has been thoughtfully designed for VERSATILE FAMILY LIVING and offers impressive total internal accommodation extending to 2900 SQFT (stms). The whole residence has been improved and enhanced in recent years and could happily accommodate either two families or a large family and relatives depending on preference. The main property boasts THREE GENEROUS RECEPTIONS, ideal for both relaxing and formal gatherings, as well as FOUR BEDROOMS (two of which are en-suite) as well as a further family bathroom. The whole home delivers independence and comfort for extended family or visitors. Should you not want separate living arrangements there is an internal access linking both dwellings where you would benefit from a total of SIX SPACIOUS BEDROOMS and FOUR MODERN BATHROOMS. The INTEGRAL DOUBLE GARAGE provides secure parking and additional storage, and the IMPRESSIVE SHINGLED DRIVEWAY ensures ample off-road parking for multiple vehicles. The stunning PARKLAND STYLE GROUNDS extend to around 0.75 ACRES (stms) with views over MELLIS COMMON. If that was not enough, there are even an array of converted outbuildings IDEAL FOR COMMERCIAL/BUSINESS USAGE. Every detail of this residence is designed to create a welcoming, adaptable environment, perfect for growing families or those seeking a home with room to evolve.



The location is also second to none positioned peacefully in one of Suffolk's most picturesque and unspoilt environments on the edge of Mellis Common- England's largest continuous area of unfenced common land and within close proximity to both Eye and Diss. There is the option of GENERATING INCOME from the annexe with PERMISSION in PLACE to rent! ADJOINING the main residence is the TWO BEDROOM ANNEXE, featuring a central hallway leading to TWO DOUBLE BEDROOMS, a shower room, small utility space and a LIGHT FILLED OPEN PLAN MAIN RECEPTION and KITCHEN with doors onto the garden. The main residence offers extensive accommodation with its own entrance hall, a STUNNING 25' HIGH SPECIFICATION KITCHEN/DINING ROOM, complete with CONTEMPORARY FINISHES and ample space for entertaining and a SEPARATE UTILITY and boot room.

- Detached Single Storey Residence With Adjoining Two Bedroom Annexe
- Total Internal Accommodation Extending To 2900 SQFT (stms)
- Six Bedrooms & Four Bathrooms In Total Ideal For Multigenerational Living
- Newly Fitted 25' High Specification Kitchen/Diner & Separate Utility
- Three Receptions In The Main Property With A Semi-Open Plan Reception/Kitchen To The Annexe
- Stunning Mature Parkland Style Plot Over 0.75 Acres (stms) Overlooking Mellis Common
- Extensive Array Of Outbuildings Ideal For Business Usage With Relevant Permission
- Integral Double Garage & Impressive Shingled Driveway



Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

Mellis is a small village set in an attractive, gently rolling area of north Suffolk which offers an idyllic rural lifestyle but also with good access to amenities. Mellis Common is one of Suffolk's most picturesque and unspoilt environments as well as being England's largest continuous area of unfenced common land. The village has a well-regarded pub, The Railway Tavern, and a Church of England primary school rated Outstanding by Ofsted. The nearby villages of Botesdale and Rickinghall offer local shopping, schooling and medical facilities. The historic town of Bury St Edmunds lies some 19 miles away via the A143, allowing connections to the A14 which leads to the Midlands and main motorway network. Around 4 miles to the north is the market town of Diss which provides extensive local and national shopping, schooling of all levels, sporting and recreational facilities, including rugby, cricket and football clubs, along with an 18 hole golf course. Diss has a mainline rail station providing regular commuter services to Norwich and London Liverpool Street.

SETTING THE SCENE

Approached via the shingled driveway over Mellis Common, you will find an impressive shingled parking area to the front of the home providing plenty of parking for multiple vehicles. This leads to the double garage which is integral to the property with electric roller doors, power and light. A secure five-bar gate to the side leads round the back to the impressive outbuildings which are therefore easily accessible using a vehicle if used for business usage. From the front parking area there are two main entrance doors - one leads to Willow Lodge and the other to the 'self contained' Annexe 'Willowsby' adjacent.

THE GRAND TOUR

Willow Lodge (Main Residence) - The main property is extends to almost 2000 SQFT (stms). You will find a welcoming entrance hallway with a flexible four bedrooms (one currently used as study) alongside two en-suite bathrooms and a further family bathroom. The living/reception space is equally as generous, with two 'back to back' sitting rooms (one with a wood burner) as well as an excellent garden room with views over the grounds beyond. The heart of the home is the stunning 25' kitchen/dining room having been recently fitted, and is open-plan meaning its the ideal family friendly space. The kitchen is designed with entertaining in mind and features a breakfast bar alongside a plethora of fitted units with granite worktops over. Integrated appliances include induction hob and extractor fan, two eye level electric ovens, fridge/freezer and dishwasher all of which are 'Bosch'. There is also direct access to the south-facing garden. Completing the main residence is a rear lobby and the separate boot room as well as utility space leading to the integral double garage.

Willowsby (The Annexe) - The Annexe is a very generous additional space of almost 1000 SQFT (stms) and is connected to the main house via the dressing room. It also offers its own self contained entrance from the front driveway and has its own separate address. Inside you will find two ample double bedrooms, a spacious shower room and small utility space. The reception space is open plan within an L-shape with the kitchen and sociable environment. The whole reception space is flooded with natural light with double doors also leading out to the rear gardens. The kitchen is fully fitted with a cooker, dishwasher and fridge. Planning permission is in place for the annex to be used as a rental property as well as ancillary accommodation, offering scope for long-term or holiday letting to create a valuable income stream if desired.

FIND US

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What3Words : ///latched.commutes.goals

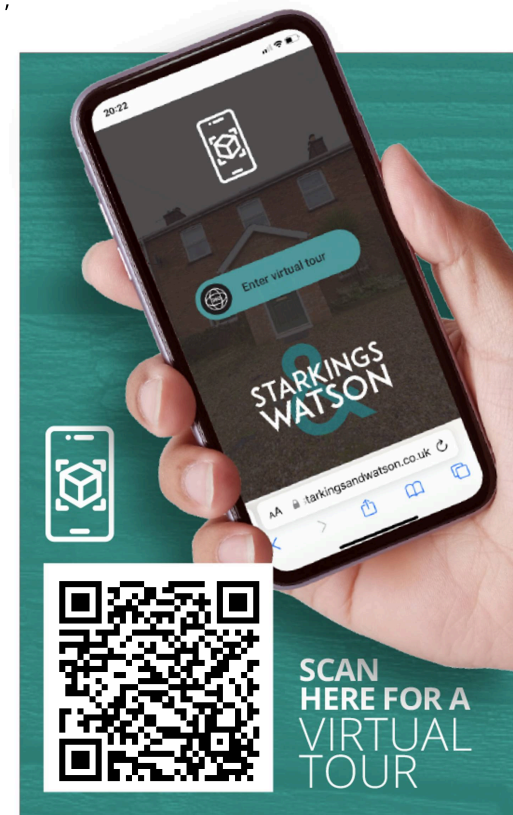
VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

Buyers are advised of the following detail;

- Services shared by both properties are - Mains water, Mains electricity, Biodigester wastewater drainage, Oil fired central heating & 4kWh solar PV with index-linked tariff payments until 2034.
- Council Tax - Willow Lodge: Band E / Willowsby: Band A
- EPC Rating - Willow Lodge: D / Willowsby: B
- Broadband - Fibre to the property.
- Willowsby Planning Permission (Annexe - with own address) was granted 5 April 2023 & permits short-term letting in addition to occupation and use by family members, relatives and friends of the owners of Willow Lodge.
- Outbuildings - Potential for conversion for business use, home office, gym, etc, two of which were previously used for a small business producing wild venison and smoked artisan foods. Mains electricity to all and water supply to all except wooden double garage.



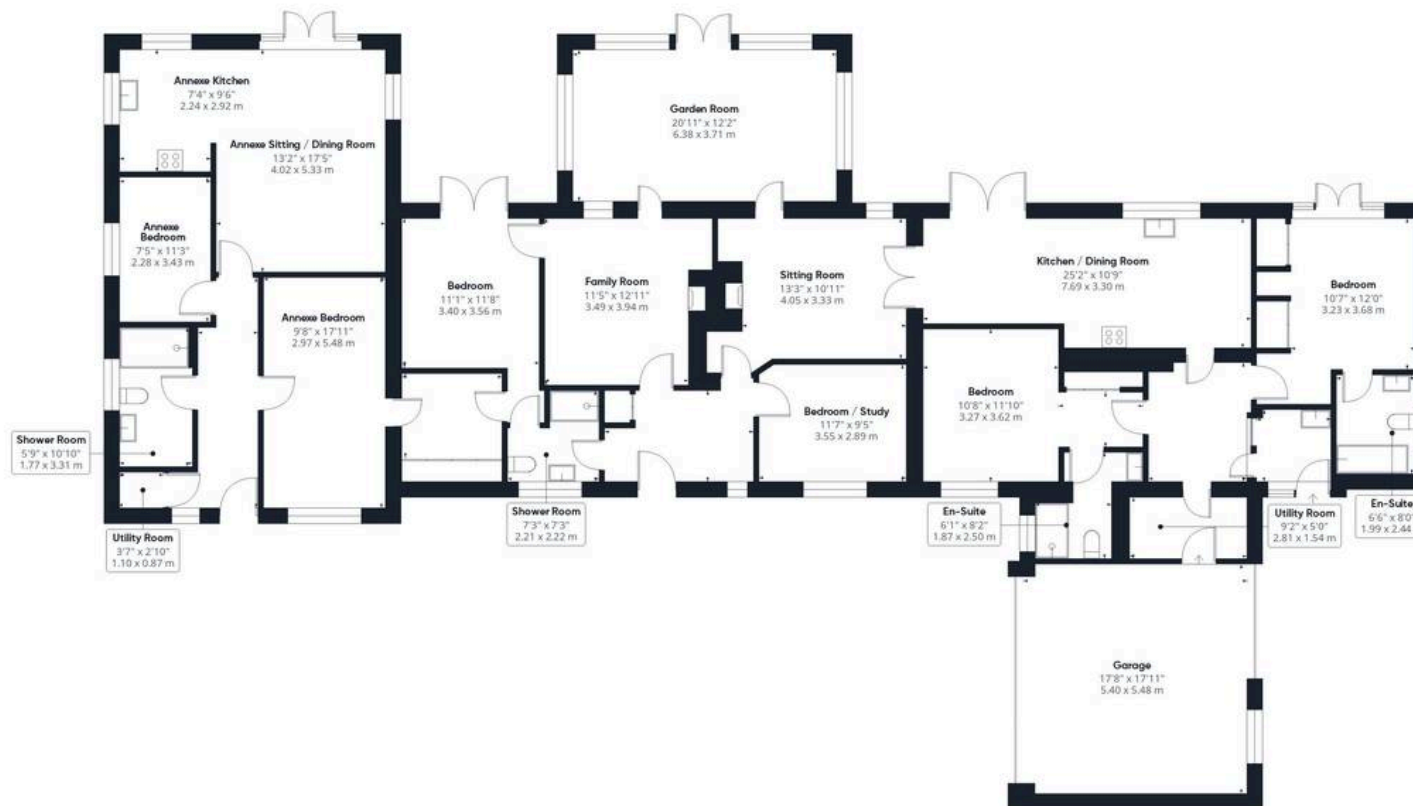




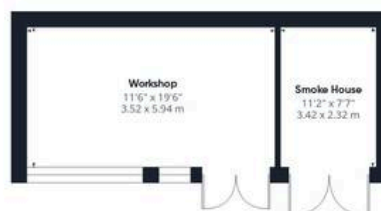
THE GREAT OUTDOORS

The rear gardens and grounds extend to approximately 0.75 acre (stms) and are well kept. Facing south the rear gardens are designed in a parkland style, with sweeping lawns, established specimen trees, and a more formal garden immediately behind the house. The property backs onto open farmland, with views of the common to the front enhancing the sense of tranquillity. Within the rear garden you will find the three substantial detached outbuildings, all have power and two also have mains water supply. These are presently home to a small butchery and artisan smokehouse, but could be adapted for workshops, studio space, or storage depending on preference. These buildings can also be accessed from the front driveway with a gate and the driveway extending around the side of the property leading to the outbuildings.

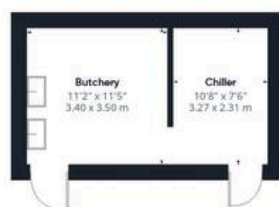




Ground Floor Building 1



Ground Floor Building 2



Ground Floor Building 3



Ground Floor Building 4

Approximate total area⁽¹⁾

3739 ft²
347.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

Unit 2 Carmel Works, Park Rd, Diss - IP22 4AS

01379 450950 • diss@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

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