



Kiln Royal Forge  
Mellis | Eye | Suffolk | IP23 8DU

# FLEXIBLE COUNTRY LIVING



Positioned on the edge of the beautiful Mellis Common, this impressive five/six-bedroom home offers exceptional versatility for modern living. Thoughtfully designed to adapt to busy family life, working from home, and entertaining, it combines generous spaces with a flexible layout in an idyllic countryside setting.



# KEY FEATURES

- A beautiful five-bedroom former forge
- Fantastic Principal bedroom with dressing room and ensuite
- Large plot of approximately a third of an acre plot (stms)
- Beautiful mature gardens
- Parking for multiple vehicles and a large garage
- Exceptional character features throughout
- Direct access to country walks
- A very sought after village location
- An excellent local pub
- A short drive from the amenities and train links of Diss

This exceptional home offers a rare combination of timeless character and modern comfort. The current owners were first drawn here by its idyllic setting, excellent schools, and convenient commuter links, yet what they discovered was so much more: a home with soul, where they have woven history into every detail and achieved effortless contemporary living. Throughout the home, clever use of materials reinforces its unique identity, from bannisters crafted from reclaimed railway sleepers (a nod to the line that once ran through the garden) to inventive storage solutions such as drawers repurposed from vintage bread boxes in the bespoke built in BBQ area. This is a property that tells a story while embracing the needs of modern family life and is a home where family and friends naturally gather... and never want to leave.

## Step Inside

From the moment you enter, the home's personality is unmistakable. The entrance hall sets the tone, featuring bespoke touches such as shoe storage topped with wood from a tree once rooted in the garden. A door leads conveniently to the double garage and workshop, an adaptable space with exciting potential for home business use subject to consents. Moving through, the hallway reveals a cosy snug, cleverly designed as a reading nook or seating area. To the right, the internal hallway leads to a ground-floor bedroom or office providing the ideal solution for home working. Beyond, the conservatory, currently used as a dining room, offers a versatile entertaining space, framed by brick walls and with direct access to the south facing BBQ terrace. With the option to add an orangery-style roof, this space holds even more potential. The kitchen is a true heart-of-the-home moment: a harmonious blend of old and new. Striking black beams contrast beautifully with soft grey cabinetry, and a breakfast table beside the wood burner creates a warm, inviting spot in winter. In summer, doors open onto the terrace, flooding the space with light and offering serene views across the east-facing lawns, perfect for morning coffee and a firm favourite area for the current owners. The dual aspect main living room, bright and spacious, with an LPG gas fire is a room designed for gathering and has enabled a multi-generational harmonious lifestyle with a second lounge above the garage.





# KEY FEATURES

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## A Versatile Home

Flexibility is at the core of this property's design. Every room has been thoughtfully considered to adapt to changing needs, whether that's working from home, playrooms, hosting guests, or creating quiet retreats. The current owners loved the idea of two lounges as the home has been a multi-generational lifestyle, with one half of the family relaxing in the ground floor lounge and the other enjoying the standout feature found from the secondary staircase leading to an expansive room above the garage. This is a favourite space of the current owners; a place for cinema nights, celebrations, and sleepovers with the adjoining bedroom or office enhancing its versatility, making it ideal for visiting families and friends, multi-generational living, a teenage den, creative studio, or even perhaps a gym.

## Explore Upstairs

The first floor is both practical and indulgent. The principal suite feels like a private retreat, reminiscent of a boutique hotel. The bedroom flows into a dressing room with a roof light, (a fabulous feature when doing your make up!) before leading to a luxurious ensuite. Tucked away from the rest of the house, the suite offers a sense of calm and seclusion, one of the owners' most cherished spaces. Two further large double bedrooms are served by a newly renovated family shower room, finished to a high standard. A smaller single room provides additional flexibility, ideal as a nursery, study, or extra workspace.

## Step Outside

The grounds are as versatile as the home itself. A sweeping gravel driveway provides parking for up to 15 cars, accommodating both everyday living and entertaining. The garden offers a wonderful sense of freedom and a subtle holiday atmosphere. A large freestanding pool, complete with deck and steps, becomes the focal point in summer, perfect for pool parties and family fun. There is ample space for play equipment, and the current owners have hosted everything from bouncy castle parties to relaxed gatherings without ever needing to leave home. Multiple seating areas offer quiet spaces as well as those for entertaining the masses and for those drawn to "the good life," the garden extends into a productive area with a potting shed, pond, and bench - an ideal place to unwind and plan the next growing season. Here, a variety of fruits, vegetables, and salads have been cultivated; imagine digging up the new potatoes then eating within 20 minutes or picking raspberries and rhubarb and making a crumble for dessert or filling the freezer.

































# INFORMATION



## On The Doorstep

The attractive village of Mellis, adjoins Yaxley village on the north Suffolk border and is surrounded by the idyllic countryside running through the Waveney Valley. Mellis Common, one of the largest commons in the UK, offers uninterrupted views and being in a conservation area, the reassurance that this natural backdrop will remain untouched. With dog walking trails, cycling routes, and the charming village amenities, including a vibrant local pub hosting music, bingo, darts and community events, a village school and church, this is a location that truly enhances village life.

## How Far Is It to...

The historic market town of Diss is found 7 miles to the north and has extensive range of day-to-day amenities including healthcare and vet, supermarket, and independent shops along with the benefit of a mainline railway station with regular/direct services to London Liverpool Street in just 90 minutes and to Norwich. Excellent transport links provide easy access to Thetford, Stowmarket, Ipswich, and Norwich, while a bus stop just across the road from the house offers convenient school transport to Hartismere in Eye, just 8 minutes away, with fabulous bakery and cafe too.

## Directions:

From Diss head south on the A140 and take the Eye Road to Yaxley. Turn right on to the street and follow the Mellis Road up to Mellis. The property is opposite the pub before the level crossing.

## 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 /// [perfumed.passions.cools](http://perfumed.passions.cools)

## Services, District Council and Tenure

Oil Fired Central Heating

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 D– Freehold

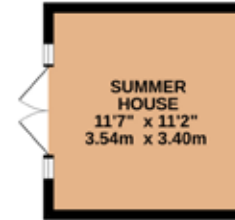


### TOTAL FLOOR AREA (approx.)

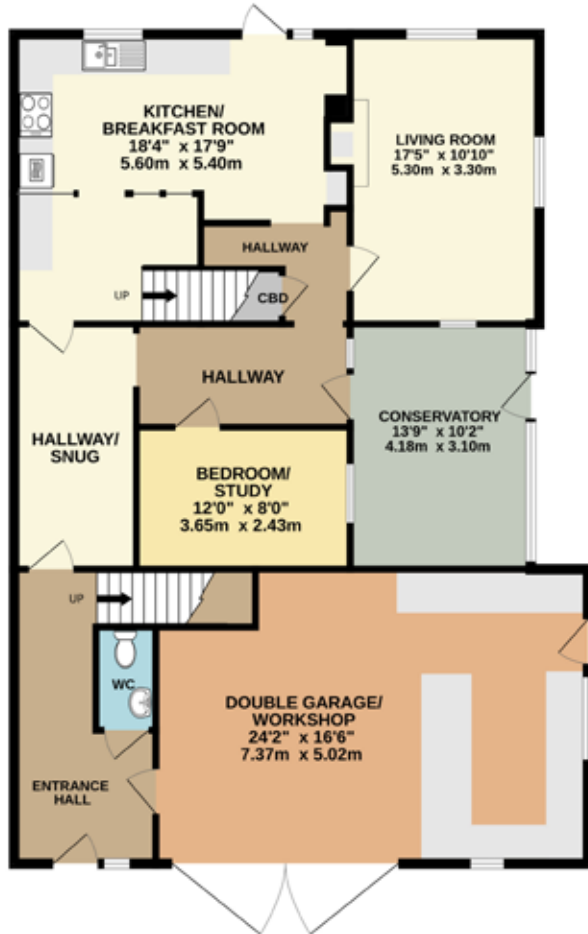
Accommodation: 2256 sq.ft (209.6 sq.m) - Garage/Outbuildings: 556 sq.ft (51.7 sq.m)

Measurements are approximate. Not to scale. Illustrative purposes only.

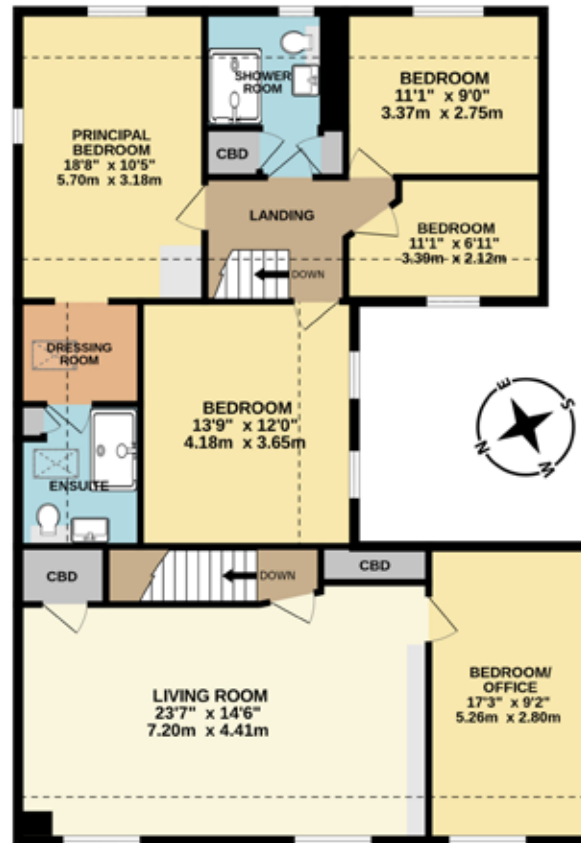
Produced by HomeSight Studios for Fine & Country Estate Agent.



GROUND FLOOR  
1401 sq.ft. (130.1 sq.m.) approx.



1ST FLOOR  
1254 sq.ft. (116.5 sq.m.) approx.



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.

Energy Efficiency Rating		Current	Potential
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E	S2	
(21-38)	F		
(1-20)	G		

Most energy efficient - lower running costs  
Most energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

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# FINE & COUNTRY

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Fine & Country Regional Office  
3 Navire House, Mere Street, Diss, Norfolk, IP22 4AG  
01379 646020 | [diss@fineandcountry.com](mailto:diss@fineandcountry.com)

