



**The Glebe,
Mellis, Suffolk.**

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The Glebe, Thrandeston Road, Mellis, IP23 8DR.

Mellis benefits from a highly regarded Church of England primary school (graded Outstanding by Ofsted), a popular pub (The Railway Tavern), and an active village community. Everyday needs are well catered for in nearby Eye (3 miles) with a Co-op supermarket, doctors' surgery, independent shops, cafés and restaurants. The thriving market town of Diss (5 miles) offers a wider range of amenities and a mainline rail station with direct trains to London Liverpool Street in around 90 minutes—making this a practical choice for those seeking rural peace without total seclusion. Further afield, Bury St Edmunds (20 miles), Ipswich (18 miles), and Norwich (26 miles) provide access to larger town and city facilities, with excellent schools, cultural attractions and road links via the A14 and A140.

A truly remarkable detached Grade II Listed thatched cottage, The Glebe dates back to the early 17th century and has been thoughtfully improved to the highest of standards throughout. Nestled in an idyllic setting that attracts a wealth of wildlife, the property is discreetly positioned off the village common, offering a rare combination of comfort, character, and privacy. Situated within the Conservation Area of Mellis, the home is set within beautifully established gardens extending to approximately 2.35 acres (STS), which include a studio annexe, ponds, orchard, woodland, and productive vegetable gardens.

An exceptional detached thatched cottage in Mellis, combining period charm, modern standards and 2.35 acres of stunning gardens, woodland, and wildlife-rich surroundings.

HALLWAY A welcoming entrance hall with access to the principal reception rooms, stairs rising to the first floor with cupboard beneath.

DRAWING ROOM— 19'8" x 16'9" (6.00m x 5.10m) A beautifully proportioned dual-aspect reception room with exposed beams and a superb inglenook fireplace featuring a bressummer beam, red brick surround and wood burner set upon a tiled hearth. Double doors open to the conservatory, enjoying views across the gardens.

CONSERVATORY— 14'4" x 9'6" (4.38m x 2.90m) Enjoying a southerly aspect and fine views over the established gardens, with French doors opening onto the terrace.

DINING ROOM — 18'3" x 15'1" (5.57m x 4.60m) A superb, versatile room currently occupied as a formal dining area with exposed timbers and inglenook fireplace having bressummer beam and brick surround. This charming room is ideal for entertaining family or friends.

KITCHEN/BREAKFAST ROOM — 19'8" x 17'11" (6.00m x 5.45m)

Truly the heart of the home, this impressive space has been thoughtfully arranged into two distinct areas. The kitchen area is fitted with elegant Shaker-style cabinetry beneath granite work surfaces incorporating a Butler-style sink with mixer and separate drinking tap. A fitted Rayburn, integrated dishwasher and space for a freestanding fridge/freezer complete the practical yet traditional design. An attractive tiled floor flows through to the adjoining breakfast area, providing a wonderful place to relax and unwind. Both areas showcase an abundance of exposed timbers and studwork, with the breakfast area further enhanced by a charming mullion-style window.

UTILITY ROOM — 16'7" x 9'6" (5.06m x 2.90m) A useful area, providing additional storage and workspace with a Butler sink, space for a washing machine and tumble dryer, and access to the garden.

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REAR HALLWAY Having a wealth of character features on display, including exposed timbers, a mullion window and pamment-style flooring, this charming room enjoys wonderful views across the delightful grounds.

CLOAKROOM/WC Fitted with a WC and wash basin.

FIRST FLOOR

LANDING

A bright central landing giving access to all bedrooms and the family bathroom, with airing cupboard.

BEDROOM ONE – 19'8" x 15'7" (6.00m x 4.74m) A generous principal bedroom enjoying views over the gardens, featuring an excellent walk-in wardrobe and en suite shower room.

EN SUITE SHOWER ROOM Comprising a shower cubicle, WC having enclosed cistern, wash hand basin with mixer tap and vanity cupboard below. Heated towel rail.

BEDROOM TWO – 15'5" x 9'11" (4.70m x 3.01m) A double bedroom with exposed timbers and studwork, attractive wood flooring and delightful garden views.

BEDROOM THREE – 15'9" x 9'11" (4.80m x 3.01m) Another well-proportioned double aspect bedroom with mullion style window and views of the grounds

BEDROOM FOUR – 12'4" x 9'10" (3.76m x 2.99m) A comfortable single or small double room with built-in storage cupboard.

FAMILY BATHROOM - Fitted with a ball-and-claw-foot roll-top bath with central mixer tap and shower attachment, a wash hand basin with mixer tap

and vanity cupboard beneath, a separate shower cubicle, and a WC with enclosed cistern.

STUDIO & OUTBUILDINGS:

STUDIO – 25'11" x 13'5" (7.90m x 4.10m)

A versatile detached building currently used as a superb art studio, offering potential for an annexe or guest accommodation. Power and light connected. Door opening to:

SHOWER ROOM Fitted with a shower, WC and wash basin.

DOUBLE GARAGE – 20'0" x 18'1" (6.10m x 5.50m)

A generous garage with power and lighting, providing excellent storage or workshop space.

OUTSIDE

Approached via a long gravel driveway leading from the common, The Glebe sits amid beautifully established gardens that have been lovingly cared for and developed over the years. Formal areas feature shaped lawns, knot topiary, mature shrubs and herbaceous borders, while more natural areas include woodland, two ponds, and a superb orchard offering an abundance of established fruit trees, planted by the current owners. A terrace area immediately abuts the property, providing an ideal place to enjoy the surroundings. To the rear, a vegetable garden with raised beds, greenhouse, and fruit cages adds further interest. The overall grounds extend to about 2.35 acres (STS).

SERVICES: Mains water, electricity, drainage and Oil fired heating.

NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: Mid Suffolk District Council

COUNCIL TAX: Band G

EPC RATING: Not applicable.

BROADBAND AND MOBILE: Please see our website and Ofcom.org.uk for further details

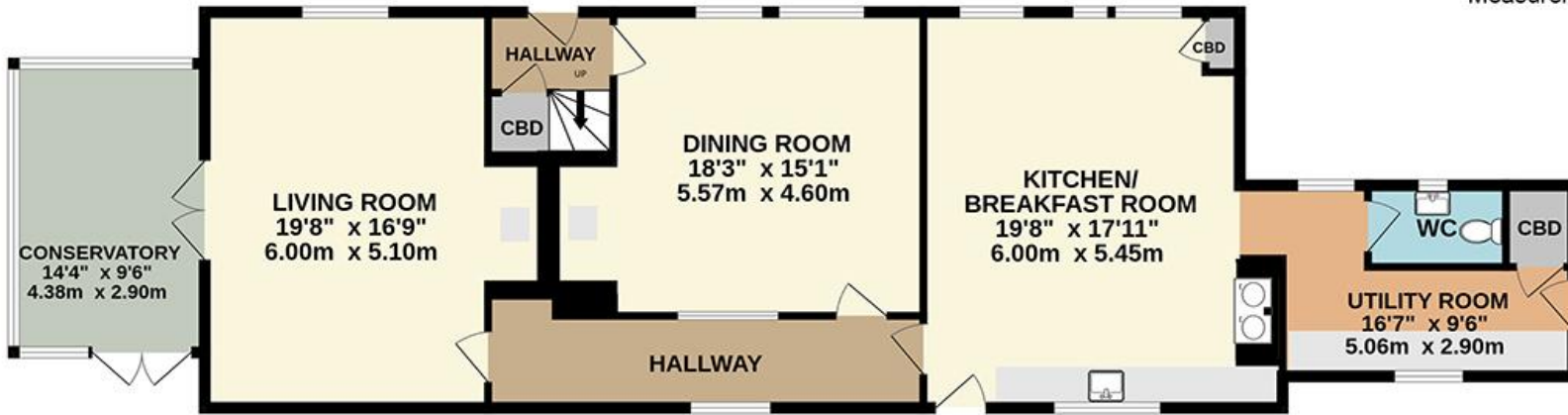
VIEWING: Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

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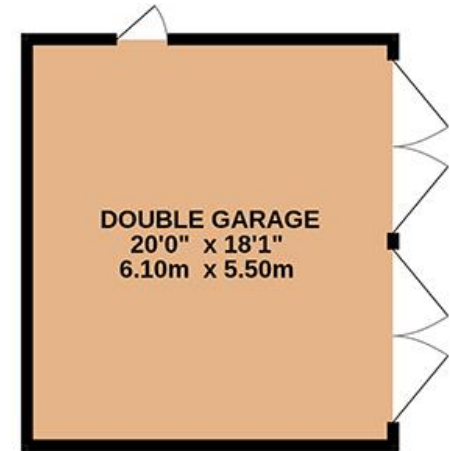




GROUND FLOOR
1302 sq.ft. (121.0 sq.m.) approx.



TOTAL FLOOR AREA (approx.)
Accommodation: 2341 sq.ft (217.5 sq.m) -
Garage/Outbuildings: 756 sq.ft (70.2 sq.m)
Measurements are approximate. Not to scale.
Illustrative purposes only.



1ST FLOOR
1039 sq.ft. (96.5 sq.m.) approx.

