



The Common Mellis - IP23 8EB
£750 PCM

**STARKINGS
& WATSON**

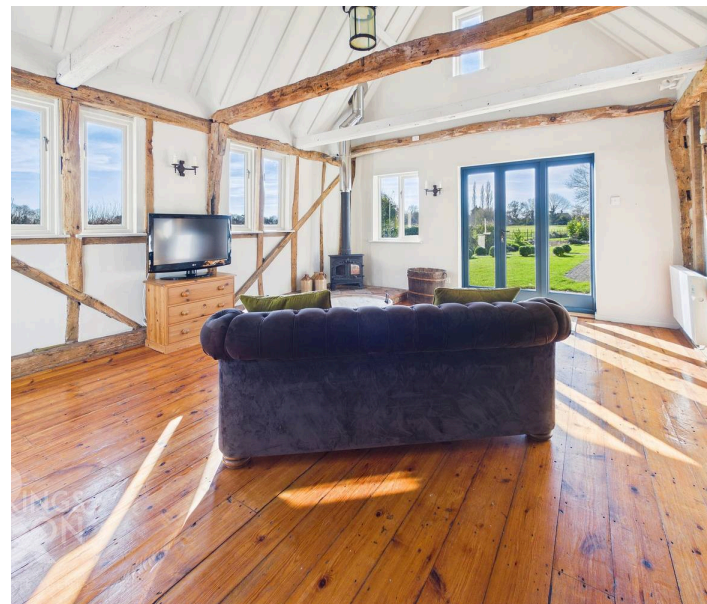
HYBRID ESTATE AGENTS



The Common

Mellis, Eye

This unique ONE BEDROOM DETACHED BARN conversion offers a rare opportunity to rent a charming home in the sought-after village of Mellis. Ready for immediate occupation, this thoughtfully designed property blends rustic character with modern comfort, making it ideal for individuals or couples seeking a peaceful retreat. The spacious main reception room features an IMPRESSIVE OPEN PLAN LAYOUT, enhanced by a WOODBURNER (perfect for cosy evenings), and ample space for both living and dining. The separate kitchen offers space to make their own and plenty of storage, providing a practical space for meal preparation. The modern shower room is stylishly finished with a DOUBLE WALK IN SHOWER, while the double bedroom benefits from built-in storage, maximising both comfort and convenience. Throughout, the property is light and inviting, with tasteful décor and exposed beams adding to its appeal. The barn's detached position ensures a sense of privacy and tranquillity, making it a truly special home with a small amount of outside space suitable for a table and chairs.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating:TBC

- Detached Barn Conversion
- Ready For Immediate Occupation!
- Large Open Plan Main Reception With Woodburner
- Separate Kitchen
- Modern Shower Room
- Double Bedroom With Built In Storage
- Small Garden Area For Table & Chairs
- Stunning Position On The Common In Mellis

Mellis is a delightful village set in North Suffolk and enjoys excellent countryside walks, a primary school and village pub. Eye is a historic town nearby which offers an assortment of local shops and businesses. The local schooling is highly thought of with Nursery to High School ages catered for. Services include health centre, butchers, bakers, deli, supermarkets and chemist amongst others. The market town of Diss (approximately 5 miles away) offers an extensive range of further amenities. Diss also benefits from a mainline rail service which runs between the City of Norwich and London's Liverpool Street Station.



SETTING THE SCENE

Approached via the shared track over the common in Mellis this leads to the barn itself where there is space to park one vehicle on the grass in front of the main entrance door. Access must be maintained for the house behind as well as the neighbour on the other side of the driveway. A pathway leads to the main entrance door into a porch.

THE GRAND TOUR

Entering the barn via the main door there is a porch with built in storage and space for coats and shoes. This in turn leads through to the main reception room. The stunning main reception has a full height ceiling adorned with exposed beams. you will find wood flooring, double doors out to the patio, a woodburner and electric panel heaters. A small inner hallway can be found with built in storage which leads to the bedroom, shower room and kitchen. The kitchen offers a range of storage with rolled edge worktops over as well as space for all freestanding white goods. The double bedroom is a good size with a sunny dual aspect, electric panel heater and double built in wardrobes. The modern family bathroom has been tastefully renovated to offer a large walk in shower, hand wash basin and w/c.

FIND US

Postcode : IP23 8EB

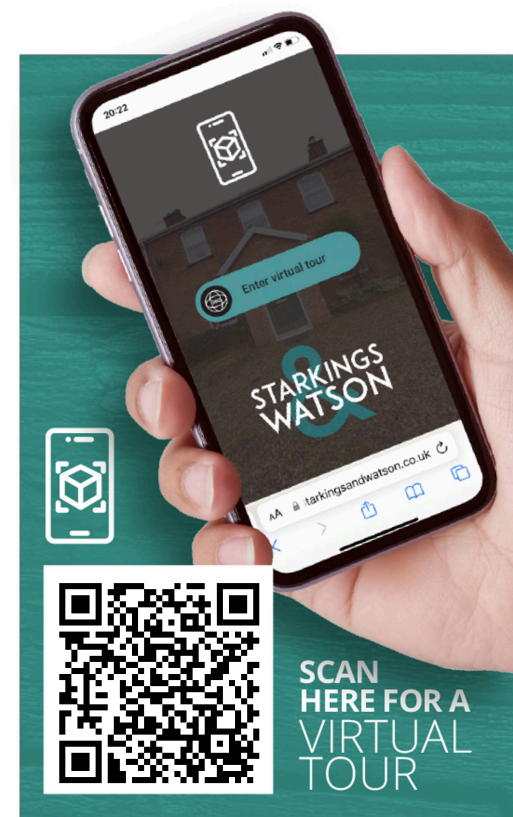
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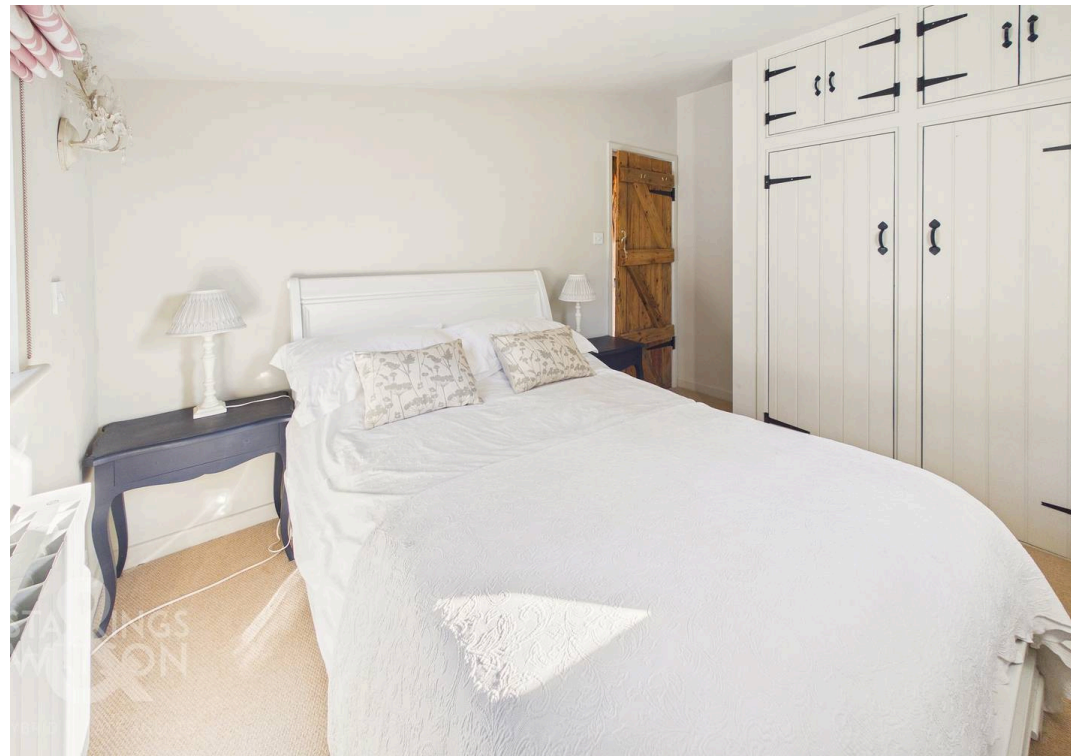
VIRTUAL TOUR

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

AGENTS NOTE

Interested parties are advised the drainage is a via a shared septic tank with the house adjoining which the owner resides. The access over the common is shared and must be kept clear at all times. The property will be unfurnished.



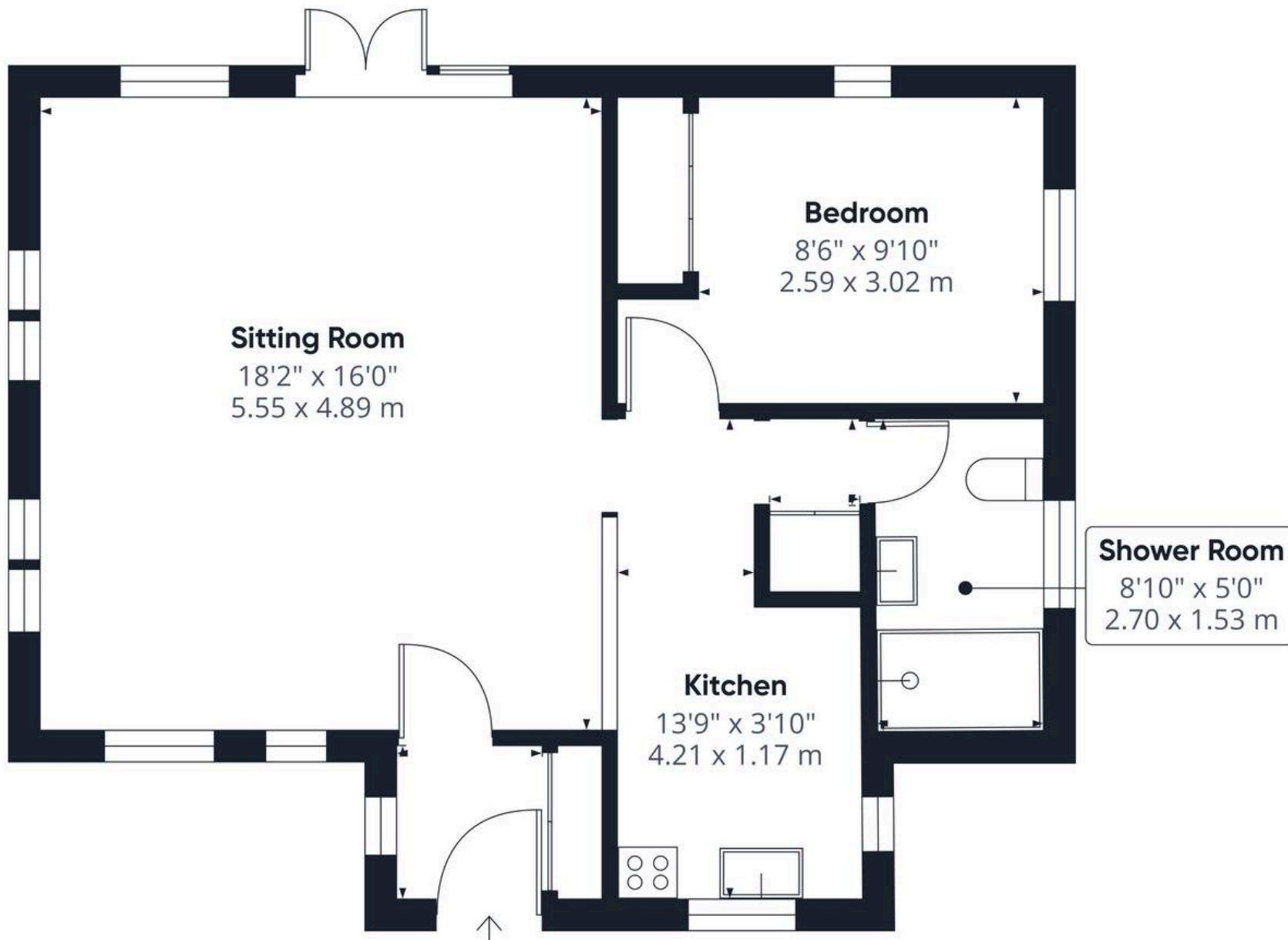




THE GREAT OUTDOORS

There is small area of patio garden off the double doors in the main reception which is suitable for a table and chairs. To the front of the barn is a small area of lawn which would be suitable to park a car off the track.





Approximate total area⁽¹⁾

551 ft²
51.3 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.

GIRAFFE 360





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