

The Common, Mellis, Eye IP23 8DU

Guide Price

£550,000 - £575,000

Whittley
Parish

Bedrooms: 6 | Bathrooms: 2 | Receptions: 3

- Guide range £550,000 - £575,000
- Over 2,700 sq ft of versatile living space well suited for dual living
- Mature and established garden extending to 0.37 acre (sts)
- Extensive off-road parking with workshop/double garage
- En-suite and dressing room to principal bedroom
- Sought after position within Mellis
- Vendor found onwards
- Council Tax Band D
- EPC Rating E

Situation

Set back from The Green, this property is tucked away in private and secluded position. Mellis has long been a sought-after location on the north Suffolk border, neighbouring Yaxley and surrounded by picturesque rural countryside near the Waveney Valley. The village maintains excellent local amenities, including a well-regarded primary school and local public house within walking distance. The historic market town of Diss is just 7 miles south, offering extensive shopping, dining, and services, plus a mainline railway station with regular direct trains to London Liverpool Street and Norwich.

Description

This characterful cottage was formerly a forge before being converted into residential accommodation. Since then, it has been significantly extended while retaining much of its original charm, including exposed brickwork and beams. The property now offers 2,700 sqft of versatile living accommodation, well-suited for dual living. Throughout, the property is presented in excellent decorative order, having been greatly enhanced and upgraded in recent years. The accommodation can easily be split, there is a large workshop/double garage at the front of the house, which could be converted into additional living space if desired. The property also benefits from two staircases, one of which provides access to the accommodation above the workshop, meaning this section of the house could be independently separated from the main living spaces if required.













A spacious entrance hall creates a pleasing first impression and provides access to a WC, the workshop, and stairs leading to a second reception room and a bedroom. If not required as a bedroom, this room could serve as a home office or similar space. The kitchen is a particular highlight of the house, boasting a high specification finish with views and direct access to the rear gardens. The main reception room is also located at the rear, featuring an impressive period fireplace and pretty views over the gardens. Completing the ground floor is a conservatory and an additional ground floor bedroom. At first floor level, there are four further bedrooms and a family bathroom, accessible via the second staircase rising from the main living accommodation. The principal bedroom is generously sized and benefits from the luxury of a dressing room and en suite. Both bathrooms have been recently replaced and are presented in excellent decorative order.

The gardens are a standout feature of this property, well-established and beautifully maintained. Formal gardens adjoin the rear of the home, creating a delightful backdrop that leads through to a landscaped and enclosed vegetable plot. A potting shed sits conveniently to the side, with a timber summer house positioned opposite. To the rear of the property, an additional area of lawn is enclosed and serves as a dedicated children's play area. There is also access onto Earlsford Road, which could be used as a separate driveway if required. To the side of the house, an impressive patio area offers a private and enclosed setting, ideal for alfresco dining.

AGENTS NOTE: The garden is within a conservation area.

ENTRANCE HALL:

WC: - 0.89m x 1.55m (2'11" x 5'1")

SNUG: - 2.08m x 4.17m (6'10" x 13'8")

INNER HALL:

BEDROOM: - 3.66m x 2.46m (12'0" x 8'1")

KITCHEN/DINER: - 5.49m x 2.06m (18'0" x 6'9")

RECEPTION ROOM ONE: - 3.43m x 5.03m (11'3" x 16'6")

CONSERVATORY: - 3.10m x 4.22m (10'2" x 13'10")

FIRST FLOOR LEVEL - LANDING:

BEDROOM: - 3.23m x 5.16m (10'7" x 16'11")

DRESSING ROOM: - 2.11m x 1.55m (6'11" x 5'1")

EN-SUITE: - 2.11m x 2.54m (6'11" x 8'4")

BEDROOM: - 3.71m x 4.24m (12'2" x 13'11")

BEDROOM: - 2.51m x 2.21m (8'3" x 7'3")

BEDROOM: - 3.43m x 2.77m (11'3" x 9'1")

BATHROOM: - 2.03m x 2.92m (6'8" x 9'7")

RECEPTION ROOM TWO: - 7.21m x 4.01m (23'8" x 13'2")

BEDROOM: - 2.82m x 5.16m (9'3" x 16'11")

SERVICES:
Drainage -
Heating - oil
EPC Rating E
Council Tax Band D
Tenure - freehold



Approximate total area(1)

2700 ft²

Reduced headroom

18 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

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

GIRAFFE360







Viewing Arrangements

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