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The Old Railway Stables, Mellis

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ESTATE AGENTS

Diss - 5.6 miles
Bury St Edmunds - 19.7 miles
Norwich - 25.1 miles

A single storey residence, overlooking Mellis Common.

TO LET £550 pcm

Accommodation briefly comprises:

- Reception/Utility Area
- Open Plan Living Room, Dining Room and Kitchen
- Inner Hallway
- Bedroom
- Dressing Area
- Family Bathroom
- Courtyard Garden
- Off-road Parking
- Casual Parking



The Property

A single storey dwelling with open aspect, overlooking the common. The Old Railway Stables is believed to date back some 400 years and was rebuilt approximately 20 years ago and now providing interesting accommodation on one level, full of character. The front door opens into a reception/utility area, very useful space housing washing machine and fridge/freezer with door opening into the open plan living/dining room/kitchen. This is a stunning space with a red brick corner fireplace, housing a cast iron log burner, vaulted ceiling with exposed crossbeams and double aspect. The open plan kitchen has a large enamel sink with cupboard below and a further range of floor and wall mounted units, plumbing for dishwasher and space for cooker. This all opens into the inner hallway which leads to the master bedroom and dressing area which was formerly two bedrooms can easily be converted back. The family bathroom is well appointed with white suite comprising low level WC, pedestal wash hand basin, deep enamel bath, half tiled and half wood panelled walls and skylight providing natural light. In our opinion the property offers an immense amount of individuality and character, viewing is strongly recommended.





Outside

The Old Railway Stables can be found overlooking Mellis Common, nicely tucked away with a semi-enclosed block paved courtyard garden to the front, which can either be used for outside entertaining or for off-road parking for two vehicles. There is an area at the front of the property, where there is casual parking.

Directions

Leave Diss on St Nicholas Street and continue to the top of the hill. Turn left into Denmark Street and follow the road down to the mini-roundabout. Turn right onto the A143 and continue to Wortham. Upon entering Wortham turn left signposted Mellis. Follow the road into Mellis, passing Multiyork on the right, go over the railway line, turn immediately left after the Railway Tavern and the property will be found on the left hand side.

Services

Mains electric, water and drainage are connected. Oil fired radiator central heating.

Local Authority

Mid Suffolk District Council

Tax Band: A

Post Code: IP23 8DU





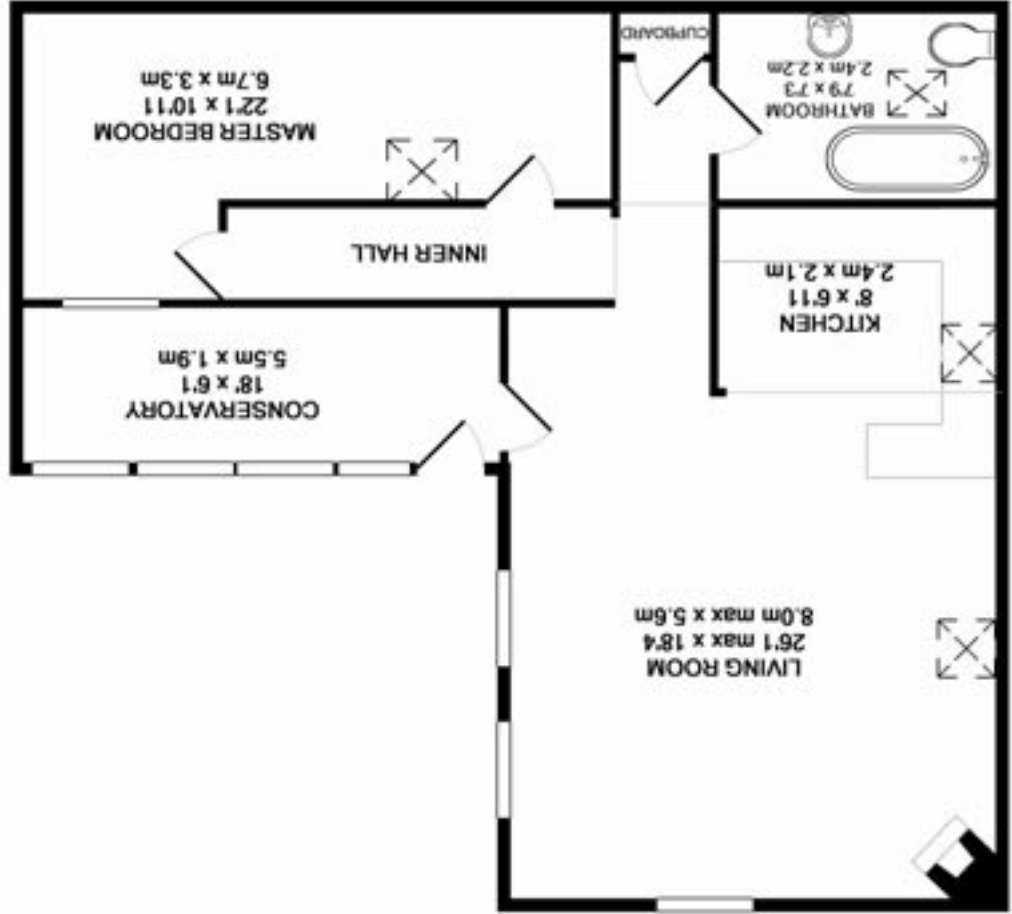
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length of lease, ground rent and service charges is provided by the seller. These details do not form an

important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and spe-

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TOTAL APPROX. FLOOR AREA 913 SQ.FT. (84.8 SQ.M.)

