



'Wonderful Historic Home'
Mellis, Suffolk | IP23 8DR

WELCOME



This is a property that ticks a lot of boxes, especially if you are looking for a comfortable and spacious family home in Suffolk. With its four generous bedrooms and lots of living space, this is the perfect home to relax as a family and to entertain. It is a Grade II* listed property with abundant period features, creating a traditional and classic feel throughout.







- A Very Fine Grade II* Listed Former Farmhouse
- Some Fabulous Period Features
- Stunning Pargetted Ceiling in The Kitchen Breakfast Room
- Overlooking The Beautiful Mellis Common
- Around Half Acre of Charming Gardens (stms)
- Four Generous Bedrooms
- First Floor and Ground Floor Bathrooms
- Formal Dining Room and Lovely Sitting Room
- Very Useful Outbuildings - Two Office Spaces
- Wonderful Converted Dairy/Boot Room

This property combines the tradition of an historic home with modern facilities and updates. The house itself is timber framed with many wonderful features. Above the entrance and just below the boxed eaves is an early 16th Century Oriel Soffit which depicts an angel holding the De La Pole Arms. There is also a beautiful screens passage as well as the pargetting on the kitchen breakfast room ceiling. All of these rather special features really give the house a sense of history.



The house works well for modern living with two work-from-home spaces at the property, making it an adaptable home for those who work remotely or on a hybrid basis. One is the building at the back of the house, and the other is an office adjoining the house. This second office could either provide more space for work or possible annexe accommodation subject to Planning Permission.

With four large bedrooms and a bathroom on both the first floor and ground floor, this home is certainly large enough for a growing family and guests.

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









The property has a lot of storage, including a wonderful converted dairy, now a boot room. This room provides an ideal spot to put on your wellies and or dry off a damp dog! Regardless of which room you are in, you will immediately notice the charm and character that flows through the property.

The house has a formal dining room with a wood burner, making hosting dinner parties and gatherings easy. There is also a cosy, comfortable and welcoming sitting room, ideal for unwinding in front of the woodburner.

There is no denying the appeal of the property's interior space and design, but the garden really does make this a special home, radiating colour and vibrancy in the spring and summer months. Whether you are a keen gardener or simply like to relax in the sun with a good book it is a delightful private and peaceful outdoor space. Large enough for entertaining, playing games and making the most of being outdoors.

Much of the garden can be seen from the property, which overlooks the beautiful Mellis Common - one of the largest commons in Suffolk. There is a little bridge that crosses the 'haha' to the common which is a short walk through nature to the school and pub.

The area is a dog walkers heaven, with multiple walks accessible by foot from the property.

The village of Mellis has a well-regarded Primary School and is in catchment for the OFSTED 'Outstanding' rated Hartismere School. The village also has a public house and a church along with a village hall which hosts regular events such as a farmers market and various groups/clubs.

There is also easy access by car to the towns of Stowmarket, Diss, and Eye. There are supermarkets and a mix of independant traders in Diss, Eye and Stowmarket. The A140 links Ipswich with Norwich and at nearby Diss you can access Norwich to London on the train network. Both Diss and Stowmarket are on the mainline with regular services to Norwich and London (journey time from Diss to London Liverpool Street Station approximately 90 minutes). There is also broad range of high street shops and entertainment venues further afield in Norwich which is under 20 mins via train (from Diss).

The ancient town of Bury St Edmunds, the 'jewel of Suffolk' with its deep rooted Suffolk history is around 20 miles to the south west and has a wide range of events throughout the year along with a variety of shops and amenities.

The local area has everything you could need, and you don't have to travel too far to reach shops and local amenities. It's the perfect balance of tranquillity and privacy.















STEP OUTSIDE



Agents Notes

Tenure: Freehold

Local Authority: Mid Suffolk District Council – Band F

Services: Mains Electricity, Water & Drainage.
Heating - SMART radiators

Directions: Proceed from the market town of Diss along the A143 in the direction of Bury St Edmunds. At Wortham take a left hand turn signposted Mellis. On entering the village of Mellis continue across the railway crossing and take the first made up road on the left-hand side. The property will be found set back from the road on the left-hand side.

What 3 Words Location - “scaper, liquids, giraffes”

Property - DIS336
 Approx. Internal Floor Area - 2954.6 Sq ft / 274.5 Sqm



Ground Floor

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First Floor



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. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06777456 Registered Office: Norfolk Country Properties Ltd, Blyth House, Rendham Road, Saxmundham, Suffolk, IP17 1WA



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