



Home Farm  
The Common | Mellis | Suffolk | P23 8EE

# EQUESTRIAN DELIGHT



If you are a keen equestrian, you'll want to see this property in a hurry. The historic Grade II listed farmhouse is generous with huge reception rooms, five bedrooms and three bathrooms. Whist the accommodation for your horses is similarly plentiful with stables for four, six acres of paddocks and a large horse box barn. In addition, there is a separate one-bedroom cottage.



# KEY FEATURES

- A Fantastic Grade II Listed Moated Farmhouse, with a One Bed Cottage and Equestrian Facilities situated in the Village of Mellis
- Five Bedrooms; Three Bath/Shower Rooms
- The Master and Guest Bedrooms both benefit from En-Suites
- Kitchen/Breakfast Room with Separate Boot Room and Utility Room
- Two Reception Rooms plus a Study with Cloakroom
- Attached Self Contained Cottage providing a Multi-Generational Living Opportunity
- Large Horse Box Barn
- Four Stables and 6 acres of Paddocks
- Double-Bay Cart Lodge
- The Accommodation extends to 3,329sq.ft
- EPC Exempt

Hard is the heart that doesn't fall in love at the first glimpse of this handsome home, warm yellow walls under clay roof tiles, surrounded by park-like gardens and moated on two sides – a vision of English country life at its very best. A 16th century Suffolk hall house, it's full of the features you would expect in a well-to-do residence of the period – high ceilings, generous rooms, large fireplaces, even a moat – but also comes with an attached cottage and stabling for four horses. Space is abundant for both man and beast and can be configured in a number of ways to suit your situation, whether you need to work from home, accommodate elderly relatives or raise a growing family. Or all of the above. And, if hosting country weekends are your thing, here is the perfect setting with plenty of room for guests, either in the main house or in the adjacent cottage.

## Space Aplenty

The property is approached via two drives, one paved and one grassed giving direct access onto the common where they have grazing rights for up to four animals. Inside, accommodation is laid out in a T-shape with a central wing – thought to be the oldest part of the house – behind the long frontage. Two vast reception rooms feature unusually high ceilings, polished wood floors and stout beams. The larger of the two, at over 30 feet in length, easily accommodates a large dining table as well as a seating area around the stone fireplace where a wide wood burner occupies the hearth. So long is this room that a single vertical beam supplies structural support in the centre, creating an informal division. This space is ideally suited to entertaining, whether hosting friends or when the whole family descend at Christmas. The sitting room next door is smaller but is still an impressive size. A delightfully curved lintel tops the brick inglenook in which is another wood-burning stove. In one corner, a spiral staircase rises to the first floor – a more modern installation that transforms the flow around the house. What you'll notice in both these rooms is the light as well as a sense of space afforded by the lofty ceilings.

## Observe The Wildlife

In the rear wing, the lower ceilings of the cosy farmhouse kitchen indicate an earlier construction date. The working part of the kitchen – shaker-style units and a range cooker – needs only half of the room, leaving plenty of space





# KEY FEATURES

for a kitchen table. Wall units are absent, conserving the sense of lateral space which is also enhanced by French doors and windows looking on to the garden. This west-facing elevation has been a great joy of the owners who love to be in here watching the sun set or observing wildlife in the garden – barn owls, woodpeckers, red kites, as well as ducks and moorhens on the moat. Further accommodation downstairs comprises a separate study, large boot room, utility and WC.

## Explore Upstairs

The original staircase rises from the rear hallway, while the more recent spiral affair reaches the other end of the building. This second staircase affords distance and separation of bedrooms if required, allowing teenagers or guests to keep to their own end of the building. Equally, the bedrooms nearest the spiral stairs might be deployed as home offices which would keep living and working spaces nicely separate. The flexibility on offer is almost limitless. At the south end of the building, an immense bedroom with a high vaulted ceiling is thought to have been once a chapel. This gloriously light and airy room has its own ensuite shower room. Across the landing over the kitchen wing, is another potential master bedroom whose travertine-clad bathroom offers both bath and shower options. Between these two is the smallest of the five bedrooms which is still a comfortable double. The next bedroom along the landing is a veritable riot of beams happily traversing the semi-vaulted ceiling and curving around the doors. These undulating timbers suggest previous use, adding another layer of history to these enchanting surroundings. At the north end of the first floor, the fifth bedroom enjoys a splendid run of built-in shelving and would make an excellent home office. A family bathroom off the spiral staircase serves the three bedrooms without ensuite bathrooms.

## The Cottage

Immediately adjoining the main house is a one-bedroomed cottage comprising sitting room with French doors to the garden, kitchen, bathroom (with bath and shower) and bedroom with built-in wardrobe. This bijou accommodation couldn't be better placed for elderly parents but would also be ideal for guests. It might also suit an artist.

## Equestrian Heaven

The equestrian facilities are comprehensive and include a stable block with four stalls, including a foaling box. Six acres of paddocks in trotting distance will ensure your horses are living their best lives. There is also a large horse box barn of well over 900 square feet with three sets of double doors. This huge building, however, clearly has potential for use beyond horses and might suit a classic car collector. An acre of gardens surrounds the house, with the cottage enjoying its own private area. Many mature trees and the two moats provide plenty for the eye to rest on. Largely put to grass, there is little to do here beyond mowing.

































## The Cottage









# INFORMATION

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## On The Doorstep

A quiet village in the heart of Suffolk, Mellis is home to the largest area of unfenced common land in England, now a protected nature reserve where rare plants thrive and cattle graze. Small wonder the village was home to renowned environmentalist and nature writer, Roger Deakin. Riders will enjoy the many bridleways locally. The vibrant Railway Tavern offers music and quiz nights, and the village hall hosts several weekly sports and social clubs. Urban amenities are within easy reach of this rural idyll. The market town of Eye is a little over three miles away and bustling Diss with frequent trains to London and Norwich just five miles.

## How Far Is It To

The market town of Eye is a little over three miles away and bustling Diss with frequent trains to London and Norwich just five miles. The beautiful vibrant cathedral city of Norwich has two shopping centres to include Chantry Place and Castle Quarter, cultural and leisure facilities, restaurants and cafes. It also has direct rail links to London amongst other destinations and an International Airport.

## Directions

Proceed from the market town of Diss along the A143 in the direction of Bury St Edmunds. In the pretty village of Wortham take a left hand turn signposted Mellis. On entering the village of Mellis continue through a sharp S bend and then immediately turn right and then first right into a driveway with a barn within eyesight. The drive continues past the barn and the property is located at the rear on the left.

## What 3 Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app and use the following three words to pinpoint the exact location of the property - [unpacked.pavement.mailings](#)

## Services, District Council and Tenure

Oil Central Heating, Mains Water, Drainage via Septic Tank

LPG Central Heating to the Cottage

Mobile Phone Signal - varies depending on network provider, please see

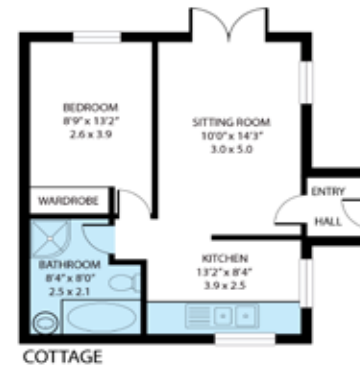
[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

Broadband - please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

Mid Suffolk District Council – Council Tax Band G

Freehold





**The Common, Mellis IP237EE**  
**TOTAL APPROX. FLOOR AREA 309 SQ.M-3,329 SQ.FT**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



# FINE & COUNTRY

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