



Clay Barn
Thrandeston Road | Mellis | Suffolk | IP23 8DR

FINE & COUNTRY

EXTRAORDINARY BARN



Much more than a single home, this huge U-shaped building, with its beautiful central courtyard and four acres of country garden, will accommodate just about anything you throw at it. Children and teenagers, guests, older generations, home-workers, horses or indeed all of the above!



KEY FEATURES

- A Stunning Barn Conversion in a Secluded Position, Surrounded by Fields and Adjoining The Common, in the Village of Mellis
- Multi-Generational Living Opportunity with a Self-Contained Annexe
- Five Bedrooms; Two Bathrooms; Three Shower Rooms & WC
- Kitchen/Breakfast Room with Separate Laundry Room
- Four Reception Rooms including a Fabulous Vaulted Ceiling Sitting Room and a Garden Room
- Ecological Infrastructure includes – Solar Panels, Air Source Heating, Bore Hole and Rainwater Tank
- Large Sunny Courtyard Garden with Feature Pond
- The Grounds extend to around 4 acres and include a Vegetable Garden, Orchard, Secure Chicken Run and Two Ponds
- Stabling for Three Horses plus a Manège
- Planning Permission for the Stables to be Converted to a Dwelling
- Outbuildings include Two Cart Lodges, a Summerhouse with Wood-Burning Stove, a Greenhouse and a Shed
- The Accommodation extends to 3,965sq.ft
- Energy Rating: C

Set well back from the nearest road and up its own track, the property enjoys some seclusion, adjoining the common, surrounded by agricultural land and the wide East Anglian skies. Work began on the large barn with its two extending stable wings in 2004 resulting two years later in this brilliantly conceived conversion. Much thought was given to sustainability and this future-proof property benefits from profitable solar panels (two sets – electricity and hot water), air source underfloor heating throughout, a potable bore hole supplying all water and a rainwater tank supplying all toilets. Admirable!

Step Inside

An accurate total number of bedrooms and reception rooms rather depends on how you plan on using this endlessly flexible property. It's safe to say, however, that within this almost 4,000 square feet of living space are thirteen rooms, and that's not including the bath/shower rooms, of which there are no less than five. At the centre of this home is, appropriately, the kitchen, a generous space which can be informally divided into cooking, eating and sitting areas. This is a room for all seasons. In winter, the wood-burning stove in the fireplace is a lovely cosy focus while in warmer months French doors on two sides lead either to the garden or to the garden room. This last is a broad space glassed on three sides and with three sets of French doors which can be opened out to the central courtyard. As entertaining spaces go, this kitchen-garden room-courtyard flow is hard to beat. A choice of living rooms are either side of the kitchen, one with a spectacular double-height ceiling, the other a smaller space with a wood-burning stove – the ideal "snug". Either would make a good formal dining room, if one were required.





KEY FEATURES

The western wing of this three-sided building contains two, possibly three, bedrooms, the farthest of which could be used as a sitting room with its woodburner in the corner and doors out to the courtyard. Three small shower rooms and a family bathroom serve these rooms.

Guest Accommodation

If you're looking for a 'granny annexe', the single-storey eastern wing is just the ticket and has been used as a self-contained rental unit until recently. Here are two bedrooms (or one bedroom and a sitting room), a kitchen and a bathroom. Also on this floor are a utility and WC.

Exploring Upstairs

Situated above the end of the 'U', the upper floor can be reached by two solid oak staircases at either side of the building. Up here is a magnificent hall-like room, over 460 square feet in size, with beams soaring up to the vaulted ceiling and full-length windows looking over the garden. Beautiful polished boards underfoot, plenty of built-in bookshelves and a large adobe-style fireplace all make this a space you can never tire of and one where the whole clan can gather. At one end of this floor is a bedroom, nicely separated from the rest of the bedrooms and accessed via its own staircase.

Step Outside

The charm of the enclosed gravelled area at the centre of the 'U' cannot be overstated and will probably seal the deal for anyone who loves indoor-outdoor living. Laid out much like a Roman villa, the property surrounds this sunny courtyard in the centre of which is a rectangular above-ground pond, like a small Roman piscina. So sheltered is this warm spot that prolifically fruiting apricot, nectarine and peach trees thrive as well as other flowering trees and shrubs. In all, the grounds cover approximately four acres and include everything you'd expect to find in a large country garden: lawns, a rabbit-proof vegetable garden, an orchard (apples, pears, plums, greengages), a wildflower meadow, innumerable trees, a couple of ponds and a secure chicken run with a hen house. Equestrians should take note of the stabling for three horses plus a tackroom, feedbarn and adjacent manège. Non-equestrians will be interested in the existing planning permission for conversion of these stables to a dwelling. There are a number of other outbuildings – a three-bay cartlodge, a second cartlodge built just last year, a summerhouse with a wood-burning stove, a greenhouse and a shed. There's much to see and visiting is urgently recommended in order to appreciate just how much is on offer here.

































INFORMATION



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. 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. The village primary school is popular and feeds into Hartismere High in Eye.

How Far Is It To?

Urban amenities are within easy reach of this rural idyll. The market town of Eye is a little over 3 miles away and bustling Diss with frequent trains to London and Norwich just 5 miles. Less than 5 minutes away by car is the arterial A140 putting both Norwich and Ipswich at around 40 minutes away, while heading west you can reach Stowmarket in less than half an hour and Bury St Edmund's at just a little over.

Directions

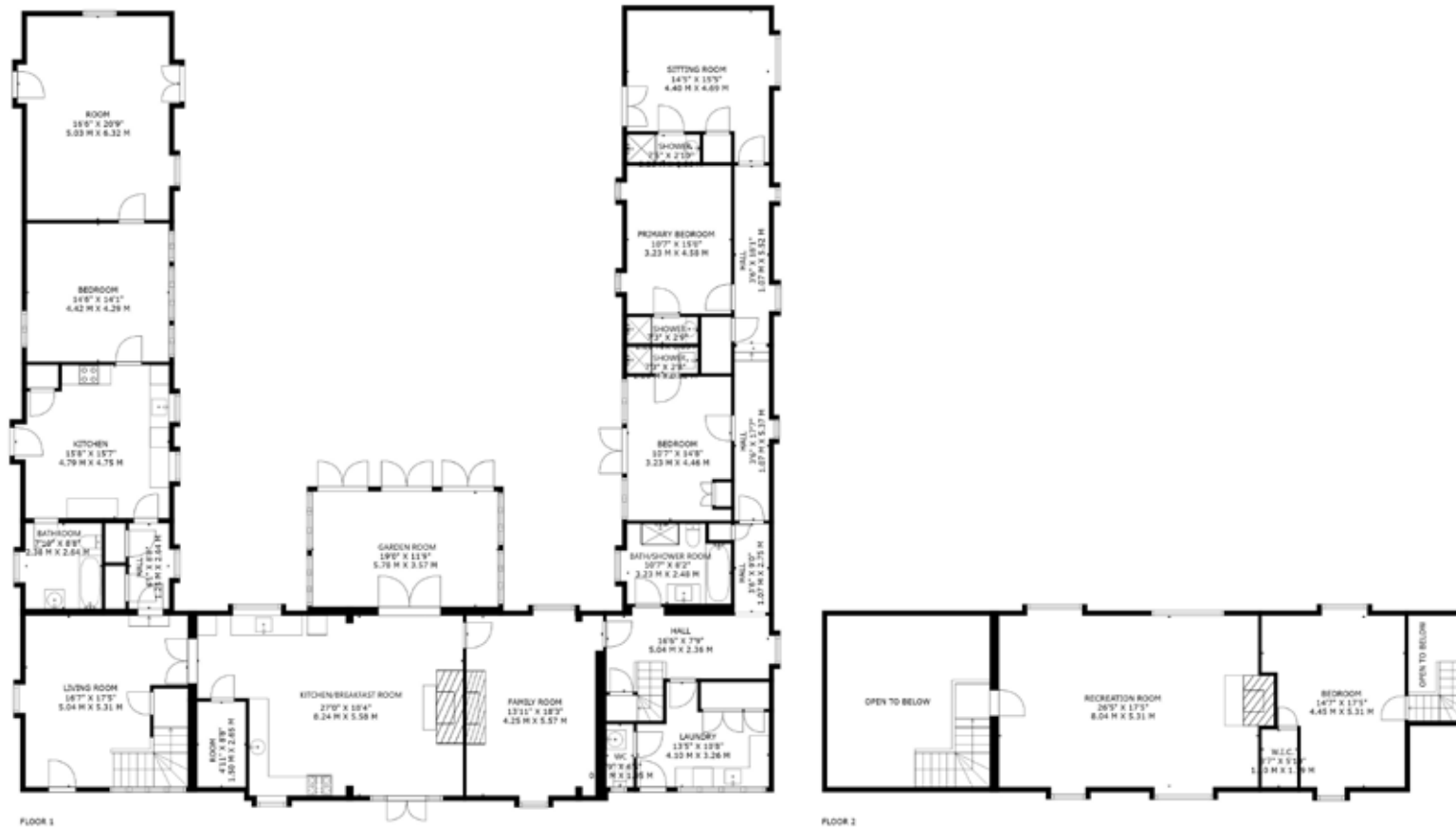
From Diss head west on the A143 to Wortham and turn south on to the Mellis Road. Head south into Mellis and turn left on to the Thrandeston Road. The property is on the right handside.

What Three Words Location

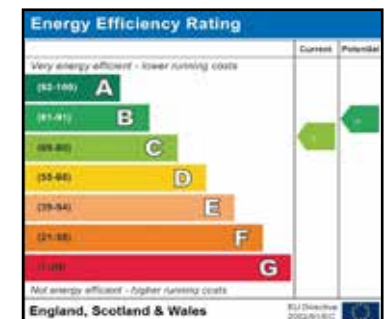
Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [workflow.adults.ventures](https://www.workflow.adults.ventures)

Services, District Council and Tenure

Air Source Heat Pump, Private Water via Bore Hole, Drainage via Treatment Plant
Broadband Available
Mobile Phone Reception - varies depending on network provider
Please see www.ofcom.org.uk - to check Mobile/Broadband Availability
Mid Suffolk District Council - Tax Band G
Freehold



TOTAL: 3965 sq. ft, 369 m2
FLOOR 1: 3376 sq. ft, 314 m2, FLOOR 2: 589 sq. ft, 55 m2
EXCLUDED AREAS: EMBEDDED WINDOW: 66 sq. ft, 1 m2, OPEN TO BELOW: 354 sq. ft, 33 m2, LOW CEILING: 148 sq. ft, 14 m2
 MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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.



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