

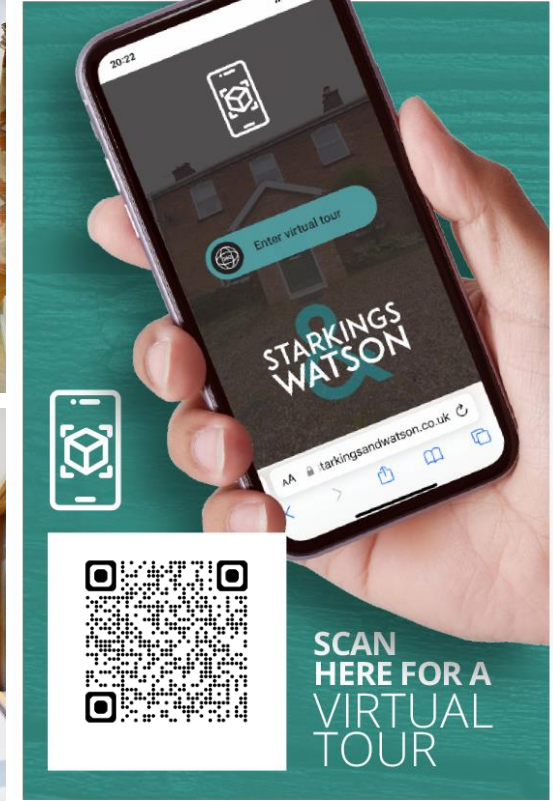
MELLIS ROAD

Thornham Parva, Eye IP23 8ET

Freehold | Energy Efficiency Rating : D

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STARKINGS & WATSON

- Restored Detached Period Home
- Stunning Rural Location
- Generous Plot of 0.68 Acres (stms)
- Three Reception Rooms & Kitchen/Dining Room
- Four Ample Bedrooms & Two Bathrooms
- Well Kept Private Gardens & Ample Parking
- Detached Oak Framed Cart Lodge
- Sought After Village Close to Diss

IN SUMMARY

Located in the RURAL HAMLET of THORNHAM PARVA with wonderful walks and footpaths is this RESTORED DETACHED HOME offered in EXCELLENT CONDITION with a GENEROUS PRIVATE plot of approximately 0.68 ACRES (stms). You will notice this period home has unusual 'rat trap' brickwork, and having been recently restored special attention has been given to the use of traditional materials such as lime mortar and lime plaster all completed by leading historic building specialist R&J Hogg Ltd. Internally the house offers accommodation extending to 1637 SQFT (stms) with THREE RECEPTION ROOMS as well as family sized KITCHEN/DINING ROOM. There is a utility, w/c and study room completing the ground floor. There are FOUR AMPLE BEDROOMS and TWO BATHROOMS on the first floor. Externally, you will find MATURE and PRIVATE LAWNED GARDENS, generous gated driveway and DETACHED OAK CARTLODGE with TWO FULLY INSULATED office rooms offering FURTHER POTENTIAL (stp).

SETTING THE SCENE

The property can be approached in three ways. There is a pedestrian access with a gate and pathway leading to the traditional oak front door off Mellis Road with pretty and well-kept front lawns. From Mellis Road a gated vehicle entrance is available whilst also to the side there is the vehicular access with secure double gates onto the driveway which is laid to shingle

providing plenty of driveway parking with the cart lodge to the side.

THE GRAND TOUR

Entering via the traditional oak main front entrance door into a small entrance hallway with brick flooring with doors leading in two separate directions. To the left is a family room/dining room with carpeted flooring and brick built feature fireplace with a small study room leading off. To the other side of the entrance hallway is the main sitting room, also carpeted with brick built fireplace housing a multi fuel wood burner and two windows overlooking the frontage. Via a set of double internal doors there is also a very pleasant garden room extension to the side overlooking the garden. To the rear of the house you will find a large family sized kitchen/dining room with tiled flooring with underfloor heating and country style kitchen with a range of units and wooden worktops over. There are integrated appliances to include a double oven/grill and electric hob as well as space for a dishwasher. The kitchen leads through to the rear entrance lobby with door to the side driveway and access to the separate utility room. The utility room offers a further range of fitted units with wood work tops over, a wall mounted oil fired boiler whilst space is provided for washing machine and space for the fridge/freezer whilst also benefitting from underfloor heating. The rear lobby gives access to the downstairs cloakroom as well as stairs to the first floor landing. Heading up to the first floor landing, you will find four ample bedrooms and the family bathroom. The family bathroom is fully tiled with shaped bath and shower over, whilst offering underfloor heating. The master bedroom can be found to the rear of the house overlooking the rear garden with plenty of space for wardrobes and offering a tiled en-suite shower room, also offering underfloor heating. You will then find three ample double bedrooms all found to the front of the house, one with access to the built in airing cupboard.



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THE GREAT OUTDOORS

The generous and private plot extends to approximately 0.68 acres (stms) with the majority of gardens located to the rear of the house. Leading from the kitchen there is a paved terrace ideal for outside entertaining which wraps around the back of the house and then leads onto a shingled area. Beyond are the extensive and well maintained lawns with a variety of mature planting, trees and shrubs with fruit trees also found whilst the plot is surrounded by hedging and trees. Off the driveway and also to the rear is the recently built cart lodge/garage with plenty of potential to become accommodation (stp). Currently the layout of the cart lodge comprises of a large secure garage with double doors with an open fronted bay adjacent. To the side of that are two very useful rooms which could easily be home office/studio space of required and subject to correct planning permissions. These rooms have fully insulated floors, walls and ceilings as well as electricity, water and drainage. In addition there are also two fully floored loft-spaces providing the ideal storage space.

OUT & ABOUT

Thornham Parva is a delightful village set in North Suffolk and enjoys excellent countryside walks with footpaths and Thornham Walks centre nearby. There is a primary school in Mellis nearby and a village pub. Eye is a historic town nearby which offers an assortment of local shops and businesses. The local schooling is highly thought of with Nursery to High School ages catered for whilst being in the catchment for Hartismere High School. Services include health centre, butchers, bakers, deli, supermarkets and chemist amongst others. The market town of Diss (approximately 5 miles away) offers an extensive range of further amenities. Diss also benefits from a mainline rail service which runs between the City of Norwich and London's Liverpool Street Station.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

Buyers are advised that mains electricity and water are connected. Central heating is provided by oil and the drainage is private via a sewerage treatment plant, installed in 2024.

<p>GIRAFFE360</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p>	<p>⚠️ Reduced headroom (below 1.5m/4.92ft)</p>	<p>(1) Excluding balconies and terraces</p>	<p>Approximate total area¹</p> <p>2250.09 ft² 209.04 m²</p> <p>Reduced headroom</p> <p>6.78 ft² 0.63 m²</p>	
<p>Ground Floor Building 2</p> 	<p>Floor 1 Building 1</p> 	<p>Ground Floor Building 1</p> 		