



Robinsons Mill Mellis Common, Mellis - IP23 8DN



Robinsons Mill Mellis Common

Mellis, Eye

This STUNNING converted FORMER MILL set within a PRIVATE LOCATION in the semi-rural village location of Mellis offers the perfect BLEND of ORIGINAL CHARACTER features with modern convenience. Finished with gas fired UNDER FLOOR HEATING and HIGH CEILINGS, the property itself offers accommodation extending to approximately 1900 Sq. ft (stms) and comprises a MODERN OPEN PLAN KITCHEN/DINING ROOM, sitting room with WOOD BURNER and W.C on the ground floor. On the first floor, FOUR GENEROUS BEDROOMS - one of which has an EN SUITE as well as the family bathroom. On the top floor there is a further double bedroom. Externally, GENEROUS and PRIVATE GARDENS can be found with plenty of OFF ROAD PARKING and a DOUBLE GARAGE.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: E



- Former Mill House with Original Features
- Semi-Detached Period Conversion
- Five Bedrooms Over Two Floors
- Two Reception Rooms with Modern Kitchen
- Gas Fired Underfloor Heating
- High Ceilings with Abundance of Light
- Private Tucked Away Location
- Private Garden, Plenty Of Parking & Double Garage

Mellis is a delightful village set in North Suffolk and enjoys excellent countryside walks, a primary school and 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. 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.

SETTING THE SCENE

Approached via the private and shared shingled roadway leading from The Common, passing the garaging with off road parking found to the side of the property, there is a gate opening into the garden with paved pathway leading to the main entrance door.



THE GRAND TOUR

Entering the property via the main entrance door to the side you will find access to the first floor landing and a W/C. The main kitchen/dining room can be found to the left with an array of cupboard storage and rolled edge work surfaces as well as integrated dishwasher, electric oven and gas hob, space for fridge/freezer, underfloor heating, space for the dining table and doors out onto the terrace and garden. The gas fired boiler can also be found wall mounted. This in turn leads through to the sitting room, a stunning room with high ceilings, plenty of light, wood flooring and a wood burning stove. Leading up to the first floor you will find two well proportioned bedrooms overlooking the garden and a family bathroom on the other side of the hallway. There is then a generous double bedroom with dual aspect as well as the main bedroom adjacent benefiting from a range of built-in wardrobes, a feature window and an en-suite shower room. Leading up to the second floor landing, this space has been cleverly used as a utility space with washing machine and tumble dryer as well as built-in storage. This in turn leads to the fifth and final double bedroom in the eaves benefiting from eaves storage and a hand wash basin. The property is a mixture of double and single glazed windows with some original and some modern replacement units. The property benefits gas fired central heating via a shared LPG gas source with the neighbouring dwellings as part of the development.

FIND US

Postcode : IP23 8DN

What3Words : ///napped.interview.feuds

VIRTUAL TOUR

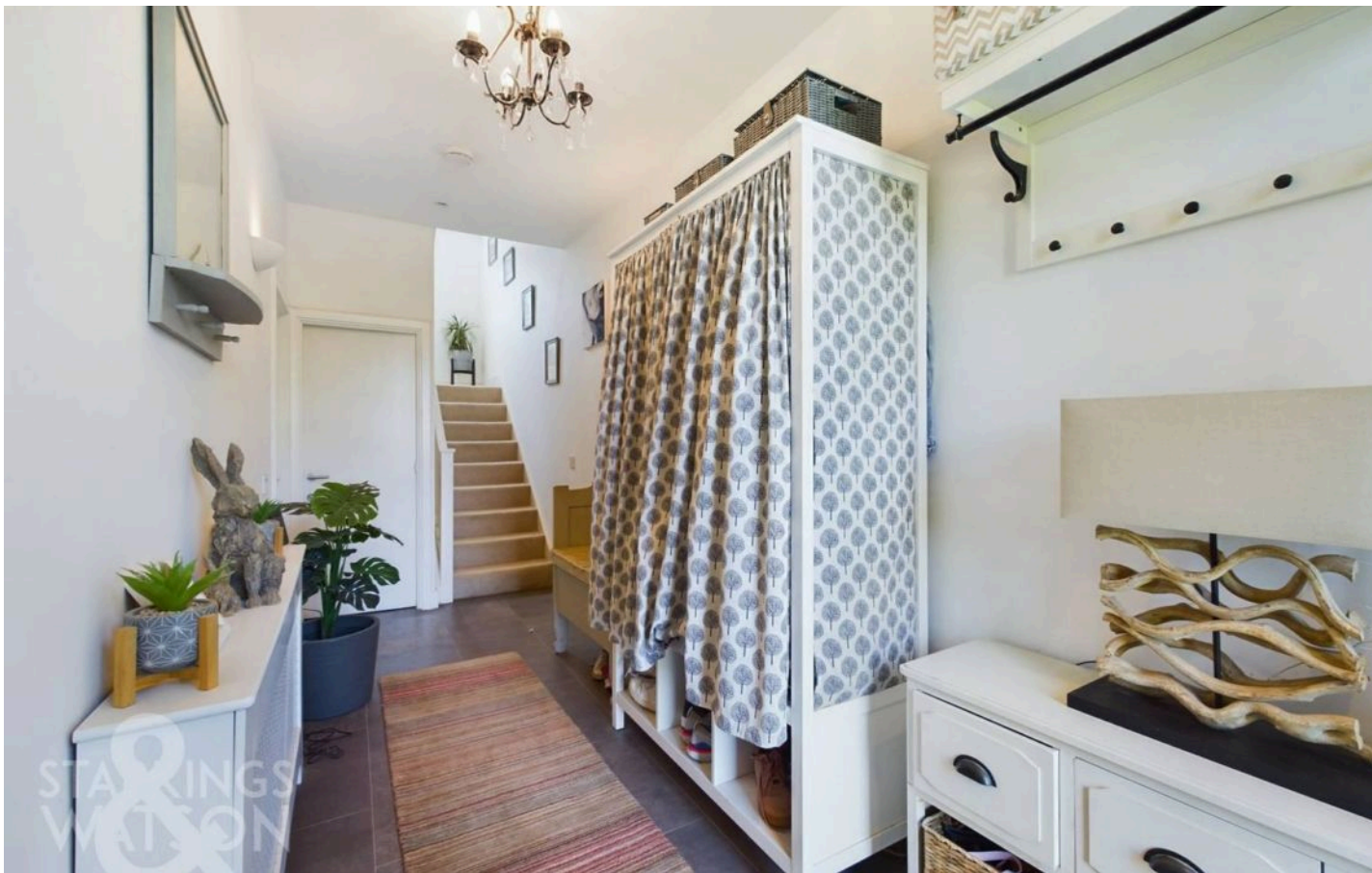
View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

Buyers are advised the property is held on a long lease with approximately 977 years remaining. There is therefore a service charge payable of approximately £2000 PA which includes house insurance. The property is located adjacent to the train line.





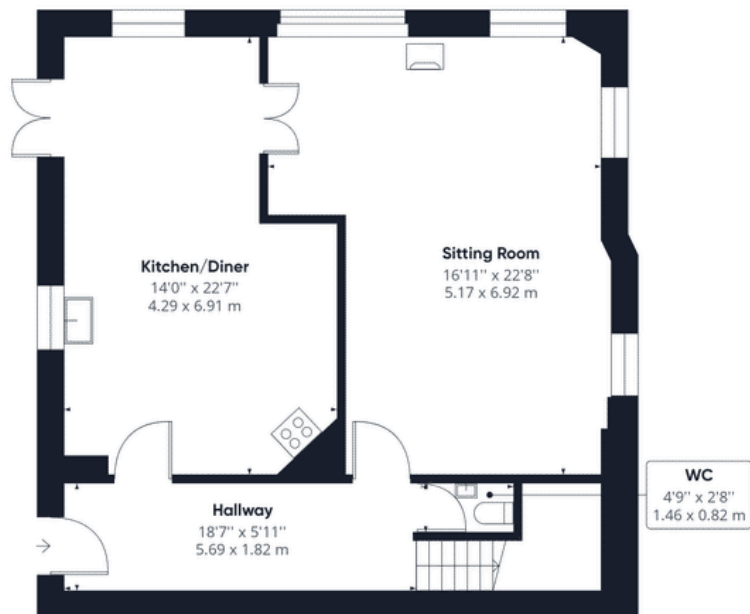


THE GREAT OUTDOORS

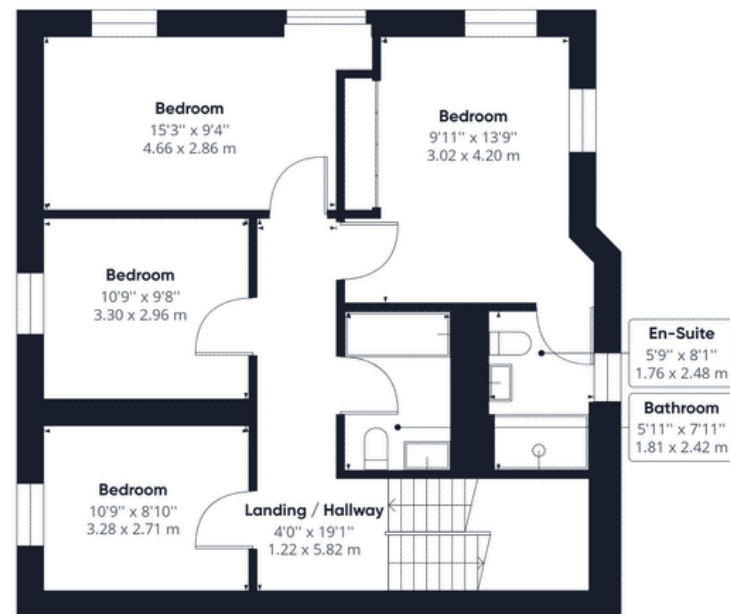
The private gardens are a generous size being predominantly laid to lawn leading from the side of the property. The garden is enclosed by timber panel fencing with a paved patio area leading from the property itself, the ideal spot for outside entertaining. In addition to the private gardens you will find access to the double garage via a walkway from the rear of the garden. The garage has an up and over door, power and light as well as off road parking in front for multiple vehicles. There is further off road parking to the side of the property ensuring you could comfortably park four/five cars off road if required.

Double garage

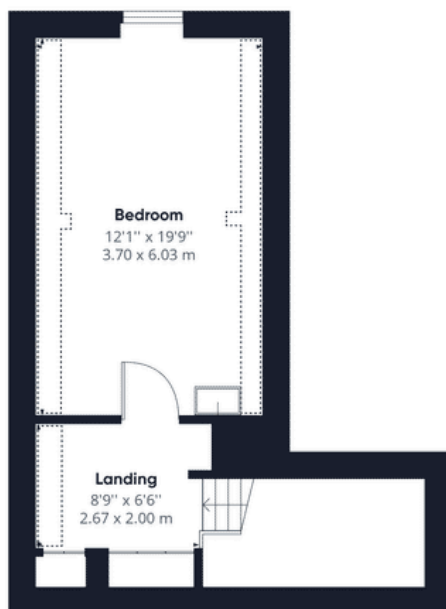




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1903.09 ft²

176.80 m²

Reduced headroom

55.32 ft²

5.14 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.