



Mellis Road, Wortham - IP22 1PY



Mellis Road

Wortham, Diss

This DETACHED PERIOD 17th Century COTTAGE offers a plethora of CHARACTER FEATURES throughout as well as 1400 SQFT of ACCOMMODATION internally (stms). The cottage can be found on the edge of the sought after village of WORTHAM in a RURAL POSITION with FIELDS SURROUNDING. Stepping inside with an entrance porch and PAMMENT TILES, a SOLID OAK and STAINED GLASS door leads to the SITTING ROOM which is FLOODED WITH NATURAL LIGHT and offers views over the FIELDS and GARDENS. This is the main entertaining space within the property and is centred around EXPOSED TIMBERS and a CURVED BRICKWORK fireplace with inset MULTI-FUEL BURNER. The remaining accommodation on the ground floor offers a STUDY AREA or SNUG with a MATCHING MULTI-FUEL BURNER, utility room, FAMILY BATHROOM with a ROLLED TOP BATH and separate shower as well as a country style KITCHEN/DINING ROOM and adjoining boot room. The first floor is accessed via TWO STAIRCASES with one providing access to TWO DOUBLE BEDROOMS, storage and an EN SUITE bathroom. The other staircase leads to another DOUBLE BEDROOM with EN-SUITE W/C. The property is set within a generous plot and surrounded by mostly lawned GARDENS AND FIELDS beyond with a courtyard area to the rear and access to the OUTBUILDING.



To the front you will also find AMPLE DRIVEWAY PARKING as well as the DETACHED DOUBLE GARAGE/WORKSHOP which has a very useful second floor for storage or further development potential (stp).

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Detached Period Cottage With Oil Fired Central Heating
- Almost 1400 SQFT Internally (stms)
- A Plethora Of Period Features Throughout
- Two Reception Rooms Both With Woodburners
- Kitchen/Diner & Separate Utility
- Three Double Bedrooms, Two Bathrooms & W/C
- Detached Double Garage/Workshop With Further Potential (stp) and Large 3 Bay Purpose Built Wood Store And Adjoining Shed.
- Generous, Rural Plot With Fields Surrounding

Wortham is a small village set in an attractive, gently rolling area of north Suffolk which offers an idyllic rural lifestyle but also with good access to amenities. The nearby villages of Botesdale and Rickingham offer local shopping, schooling and medical facilities. The historic town of Bury St Edmunds lies some 19 miles away via the A143, allowing connections to the A14 which leads to the Midlands and main motorway network. Around 4 miles to the north is the market town of Diss which provides extensive local and national shopping, schooling of all levels, sporting and recreational facilities, including rugby, cricket and football clubs,



along with an 18 hole golf course. Diss has a mainline rail station providing regular commuter services to Norwich and London Liverpool Street.

SETTING THE SCENE

The property is approached via a shingle driveway providing off road parking for several vehicles and access to the double garage. There is also a hard standing pathway providing access to the main property, the courtyard gardens and side garden.

THE GRAND TOUR

Entering the cottage via the main entrance door to the front there is an attractive porch entrance with tiled flooring and a stained glass wooden door leading into the main reception room. The impressive main reception space is adorned with exposed timber beams and benefits from a bright dual aspect to the front and side. There is a brick fireplace with inset woodburner as well as the stairs case to the main section of the first floor. A door leads from the sitting room to the rear where the utility and family bathroom can be found. Semi-open plan to the sitting room is the second reception space which serves as either a snug, study area or separate dining room. This space has the continuation of the exposed beams as well as another brick built fireplace with inset woodburner. There is also a second smaller staircase leading to the third double bedroom. The utility room to the rear provides a range of wall and base level storage with space and plumbing for white goods as well as a door to the rear courtyard and a door into the bathroom. The bathroom benefits from a four piece suite with rainfall shower, roll top bath, w/c and hand wash basin. The attractive country style kitchen provides further character features with a range of wall and base level units as well as rolled edge worktops over. You will find integrated electric double oven and grill as well as electric hob and space for further white goods. There is a pleasant triple aspect allowing plenty of natural light as well as space for a large dining table. A door leads through to the rear boot room with space for coats and shoes as well as a door to the rear garden.

Heading up the main staircase in the sitting room to the first floor landing there are two useful storage cupboards as well as access to two double bedrooms in either direction. To the right is comfortable double room with dual aspect and built in storage. To the left is the main bedroom which benefits from an en-suite bathroom with roll top bath, w/c and hand wash basin. Located in the second reception room is the smaller second stairs case which leading to the third double bedroom with en-suite w/c with scope for a shower if required.

FIND US

Postcode : IP22 1PY

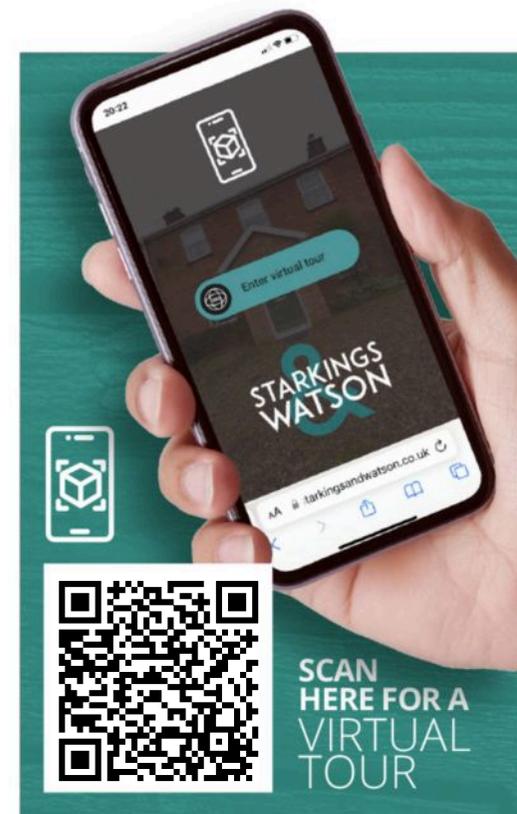
What3Words : ///nametag.shapes.mistaking

VIRTUAL TOUR

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

AGENTS NOTES

Buyers are advised the cottage is not listed. Drainage is provided by a modern sewerage treatment plant, heating provided by oil with mains water and electricity connected.







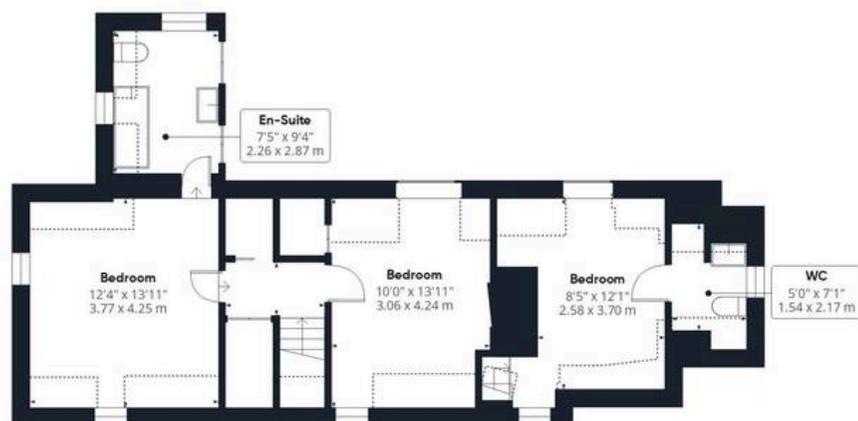
THE GREAT OUTDOORS

With wrap around lawned gardens and multiple areas to enjoy the sun, these gardens are perfect for entertaining. There are panoramic field views, a raised courtyard garden found to the rear, with Raspberry canes in raised bed with bird proof fruit cage, generous lawned areas to the front and side, which remain private with hedging along the boundaries. The garden is really a blank canvas for buyers to stamp their own mark upon. You will find access to the internal boiler room to the rear as well as timber clad storage shed, narrow garden store shed attached to the workshop and large purpose built 3 bay log store. **DOUBLE GARAGE/WORKSHOP** Double doors to front, power, lighting, space for work benching, and storage above. The outbuilding has windows to front, side and rear on both levels and a cloakroom to one corner with a two piece suite comprising low level W.C, stainless steel sink with mixer tap and a further set of windows to side and rear. The garage is ideal for a number of possible uses including conversion (stp).





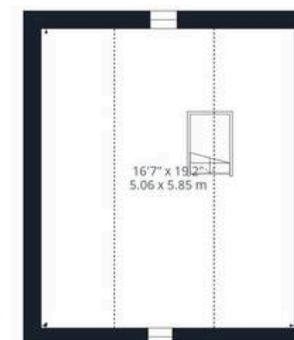
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Floor 1 Building 2

Approximate total area⁽¹⁾

2053 ft²
190.6 m²

Reduced headroom

306 ft²
28.5 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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