



The Common | Mellis | IP23 8EE

Price Guide £760,000

twgaze

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Large converted barn with exceptional variation of modern, social spaces and cosy reception rooms. Full height vaulted entrance hall.. Accommodation across three floors (Inc. garaging, totalling 3,239 sq.ft). Mature grounds. Double garage. Viewing a must!

- Large, semi-detached barn tucked away off Mellis Common
- Various exposed timbers throughout
- Living room with multi-fuel stove
- Double garage
- Spacious kitchen with centre island off Mellis Common
- Accommodation across three floors (3,239 sq.ft Including garaging)
- Vaulted study area with skylights
- Mature grounds (roughly 0.7 ac in total)

Location

Mellis is a pretty mid-Suffolk village, found just around 6 miles south of Diss and is known for its large, open common which is the focal point of the village. Mellis has a popular pub, 'The Railway Tavern' and a 'good' OFSTED rated primary school. The small market town of Eye is located just 3 miles away and provides a good range of local amenities with a varied range of shops and businesses. There is a popular local bakery and East of England Co-op food store, along with cafes and take away options. Eye also has an 'outstanding' OFSTED rated secondary school (Hartismere School) with transport links from Mellis. Nearby Diss provides a wider range of shopping facilities, including major Supermarkets, such as a Morrisons, Tesco and Aldi. There are also transport connections, with good bus connections and a mainline railway station linking Norwich, Ipswich and London Liverpool Street. Various stunning recreational walks and areas of outstanding natural beauty can be found along the Waveney Valley and Redgrave and Lopham Fen, which are just short drive away. The beautiful Suffolk coastline, with Southwold and Walberswick, can also be reached within a 1 hour drive from Mellis.





The Property

'Wow factor' is a regularly coined phrase, yet fully justified when describing I Cow Pasture Barn. Having been carefully and thoughtfully re-reconstructed and refurbished in the late 1980's, along with the neighbouring properties in the vicinity, this wonderfully crafted home presents around 3,300 sq. ft of living accommodation spread across three floors. The mainly neutral decoration is beautifully complimented by the light vertical and horizontal timbers - a running theme throughout. The barn has an excellent variation of vaulted rooms, such as the bright, galleried hallway/landing, complimenting the dining area off the kitchen, along with the study area adjoining the cosy living room - both of which have skylights. The living room is warm and cosy - the ideal place to relax on the chillier winter evenings in front of the toasty wood burner. All of the bedrooms are generous in size and offer more than enough space for a family - this extends up onto the second floor, which supports two further bedrooms and a central bathroom suite.

Outside

The barn is accessed via a shared driveway from The Common. At the front of the barn is a gravel driveway with space for two vehicles directly in front of the double garage. A five bar gate to the side opens up to a further driveway, leading to a large secure storage shed with power & light. The garden extends beyond with mature shrubs and spring flowers, including snowdrops, a pond and rural views extending from the boundary.

Services

Mains electricity and water are connected. Private drainage. Oil fired central heating system.

How to get there: W3W: [///tape.prompt.stall](https://www.threewords.com/#!/tape.prompt.stall)

Viewing: By appointment with TW Gaze

Council Tax: F

Freehold

Ref: 2/20098



Total area: approx. 301.0 sq. metres (3239.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(91-91) B			
(69-80) C			
(55-68) D		59	70
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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