



The Glebe, Mellis, Suffolk

Sheridans



The Glebe, Thrandeston Road, Mellis, Suffolk, IP23 8DR

A truly exceptional Grade II Listed detached period house, occupying an idyllic and highly secluded position on the edge of Mellis Common. Set within approximately 2.35 acres (STS) of beautifully maintained grounds, The Glebe offers a rare combination of historic charm, practical family living and outstanding outdoor space, all whilst enjoying a peaceful setting at the heart of this highly regarded village community.

Constructed with an unusually wide timber-framed structure, the property provides accommodation that is notably more spacious than is often associated with period thatched homes. Over the years, the cottage has been sympathetically updated and meticulously maintained, preserving its wealth of original character whilst providing the comforts expected of modern living. Exposed timbers, impressive inglenook fireplaces, mullioned windows and traditional features are found throughout, creating a home of immense warmth and personality.

Particularly noteworthy is the magnificent kitchen/dining room, which forms the heart of the home and provides a superb space for both everyday family life and entertaining. Fitted with an extensive range of shaker-style cabinetry beneath granite work surfaces, the kitchen is complemented by a high-quality Rayburn, which serves as the property's principal cooking appliance whilst also providing domestic hot water and central heating. Beyond the kitchen, a generous utility room offers excellent additional storage and workspace.

The principal reception rooms are equally impressive, with both the drawing room and dining room centred around beautifully preserved inglenook fireplaces, each housing quality-certified wood-burning stoves. These wonderful rooms perfectly showcase the property's rich history whilst providing comfortable and inviting living spaces.

Arranged over the first floor are four well-proportioned bedrooms, including a spacious principal suite featuring a walk-in wardrobe and en-suite shower room. There is a completed concealed panel between the walk-in wardrobe and the downstairs hallway providing easy access for larger items of furniture. The remaining bedrooms are served by a well-appointed family bathroom.

A particularly valuable feature of the property is the detached studio annexe, complete with power, heating, shower room and WC. Currently utilised as a studio, it offers excellent flexibility for guest accommodation, home working, hobbies or multi generational living, subject to any necessary consents.

Garden & Grounds

The grounds are a remarkable feature of the property and have been carefully developed and maintained over many years. Beautifully established formal gardens surround the house providing a haven for wildlife, complemented by extensive lawns, mature planting, a productive vegetable garden, former moat/pond, orchard and areas of established woodland. The orchard incorporates a variety of mature fruit trees, whilst the working vegetable plot is served by a substantial Rhino greenhouse and large workshop/shed.

Approached via a long gated gravel driveway, the property enjoys excellent privacy and secure parking for numerous vehicles. A spacious double garage provides further storage and benefits from partial-ly boarded loft and eaves space. All in about 2.35 acres.

Setting

Despite its wonderfully secluded setting, The Glebe remains highly accessible. The village offers a strong sense of community and lies within the catchment area for highly regarded schools in Mellis and Eye. Mainline rail services to London Liverpool Street can be accessed from Diss, approximately five miles away, with journey times of around 1 hour 25 minutes.

The property enjoys a unique relationship with its natural surroundings. Located adjacent to the historic Mellis Common, an area renowned for its wildlife, history and excellent network of countryside walks, the surrounding landscape is largely protected and managed by Suffolk Wildlife Trust. A picturesque pond positioned to the front of the property is also maintained by the Trust, adding further to the tranquil setting and attracting an abundance of wildlife throughout the year.

Services

Mains electricity, gas, drainage and water. Heating - Oil boiler

Council Tax: Mid Suffolk Band: G

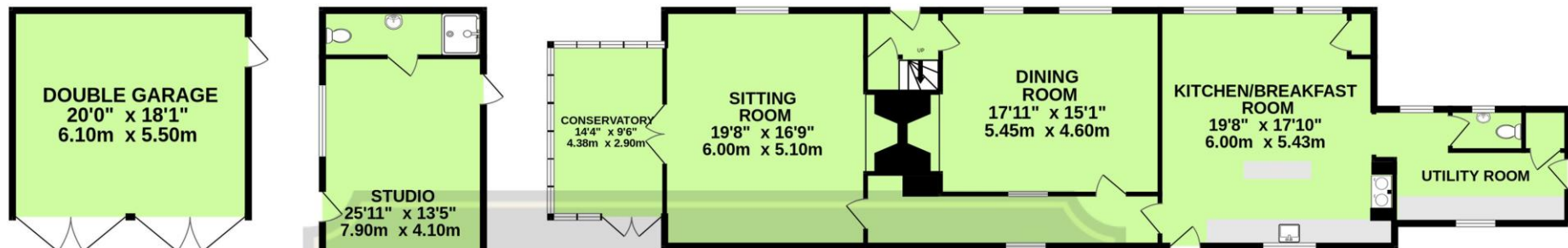
Broadband speed: Up to 1000 mbps available (Source Ofcom)

Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

Flood Risk: Very Low Risk (Source Gov.uk)



GROUND FLOOR



1ST FLOOR



AREA INCLUDES OUTBUILDINGS

TOTAL FLOOR AREA : 3089sq.ft. (287.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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