



1 COW PASTURE BARN
MELLIS COMMON, SUFFOLK

JACKSON-STOPS 

**1 COW PASTURE BARN, THE COMMON, MELLIS,
SUFFOLK, IP23 8EE**

GUIDE PRICE £750,000

A BEAUTIFULLY PRESENTED SEMI-DETACHED
CONVERTED BARN WITH STYLISH, SPACIOUS AND
VERSATILE ACCOMMODATION, STANDING IN
ABOUT 0.7 OF AN ACRE(STS), IN AN ATTRACTIVE
RURAL POSITION ON MELLIS COMMON.



DISTANCES

BURY ST EDMUNDS 20 MILES

DISS 4 MILES

EYE 2 MILES

GROUND FLOOR

- Entrance Hall
 - Sitting Room & Garden Room/Study
 - Kitchen/Breakfast Room
 - Dining Room
 - Media/Playroom
 - Bedroom/Study
 - Shower Room
 - Utility Room
-

FIRST FLOOR

- Galleried Landing
 - Master Bedroom with Dressing Area & En-Suite
 - Two Further Double Bedrooms
 - Luxurious Family Bathroom
-

SECOND FLOOR

- Bedrooms Four & Five
 - Family Bathroom
-

OUTSIDE

- Front and Rear Driveways
- Parking & Double Garage
- Mature Rear Gardens
- Detached Workshop/Garden Storage
- Pond
- In All About 0.7 of an Acre (sts)



THE PROPERTY

A substantial and stylish converted barn, that is not restricted by a grade II listing, standing in a most peaceful rural position set back from the picturesque and historic Mellis Common. The Common is a 59-hectare nature reserve. It stands out as the largest area of unfenced common land in England, stretching for roughly two miles alongside quiet village roads. The site is a remarkably preserved historic landscape (The western section holds unique historical significance as the site where Oliver Cromwell famously exercised his troops during the English Civil War) that has changed very little over hundreds of years, framed beautifully by old cottages, farmhouses, and agricultural lands. Today, the majority of this area is jointly owned and carefully managed by the Suffolk Wildlife Trust, to protect its vibrant biodiversity.

The barn presenting predominantly weather boarded elevations on a brick plinth, under pan tiled roofs, having been sympathetically converted to a high specification about 38 years ago and displays many exposed timbers with around 3,100 sq ft of accommodation. The versatile accommodation has been much improved by the current owners and of particular note is the excellent kitchen/breakfast room, which is fitted with a wide range of base and eye level units, quartz work surfaces and a large central island with breakfast bar. There are a comprehensive range of integrated appliances, and the room opens through studwork to the side into the dining room, which has Velux rooflight window in the vaulted ceiling and French doors leading out to the rear garden terrace. The impressive, vaulted reception hall, overlooked by the gallery landing, leads to the ground floor accommodation. Of significant benefit on the ground floor for versatile living, a double bedroom/reception room affords 'Jack & Jill' access to the adjoining ground floor shower room. The spacious sitting room features an attractive brick fireplace housing a wood burning stove and a recessed garden room area with extensive glazing and twin French doors leading out to the rear garden. There is a large double aspect media room/playroom, which could be used for a number of purposes, with a door to the courtyard parking and a door leads through to the double garage (affording further scope, if required, to extend the accommodation into this). On the first floor a galleried landing provides plenty of light and leads to three double bedrooms with an en-suite and dressing area to the master bedroom and there is also a stylish family bathroom. On the second floor there two further bedrooms and a second family bathroom.

OUTSIDE

The rear gardens are a particular feature of the property extending in all to around 0.7 acres with a terrace, ideal for alfresco dining and entertaining, immediately abutting the property being accessed from the dining room, utility room and sitting room. A gravel drive that is shared with the adjoining neighbour affords good side access through a 5-bar field gate to further gravelled drive and potential parking which continues back to the detached outbuilding garden store/workshop. A manicured lawned area with mature shrubs and plants at the back of the house leads past the outbuilding to further grounds predominantly laid to meadow with a natural pond, several fruit trees, a selection of mature trees and boundary hedging. To the front of the barn the hardcore track, that leads from the road over the Common to this small cluster of properties, is shared with the three other homes that uses it and leads to the gravel driveway courtyard, which is shared with next door with private parking to the front of the barn, that also gives access to the attached double garage.



LOCATION

1 Cow Pasture Barn is set back across the Common and is not visible from the road, enjoying a picturesque setting with a high degree of privacy. Mellis is a popular north Suffolk village with a pleasing mix of houses set around England's largest unfenced Common. The village is served by a primary school, public house and parish church. It has easy access to the A140 and A143 trunk roads and lying just 2 miles away is the small town of Eye, which has many amenities including Hartismere High School.

The larger market town of Diss lies about 4 miles to the north and offers an excellent range of shops and facilities, cultural and sporting amenities including an 18-hole golf course. The town also has a mainline rail station, which has regular trains to London's Liverpool Street taking approximately 90 minutes.

The international airport at Stansted is about 80 minutes away and in addition to air services there is an express train service to London.

Schooling: There are excellent local schools in both the public and private sector, the latter including Framlingham College, Ipswich School, St Joseph's College, Old Buckenham Hall, Culford and Finborough Schools.

DIRECTIONS - IP23 8EE

From Bury St Edmunds proceed on A143 towards Diss. Follow the road into Wortham and take the right turn signposted Mellis and Yaxley. Proceed into Mellis taking the first fork turning down the Common on the right to Gislingham & Finningham. The driveway leading to 1 Cow Pasture Barn (which is located behind Kingfisher Barn) will be found on the left, just past the church which is on the right.

What3Words///Tape.Prompt.Stall

PROPERTY INFORMATION

Services Mains electricity and water. Modern private drainage system.

Oil fired central heating.

Local Authority Mid Suffolk District Council

Council Tax Band F

Tenure Freehold

Broadband Ofcom states speeds available of up to 50Mbps

Mobile Signal/Coverage Yes - varies depending on network provider.

Please visit www.ofcom.org.uk to check availability

Viewing Only by appointment with the sole agents Jackson-Stops. Tel: 01284 700535

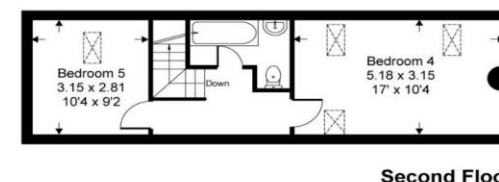
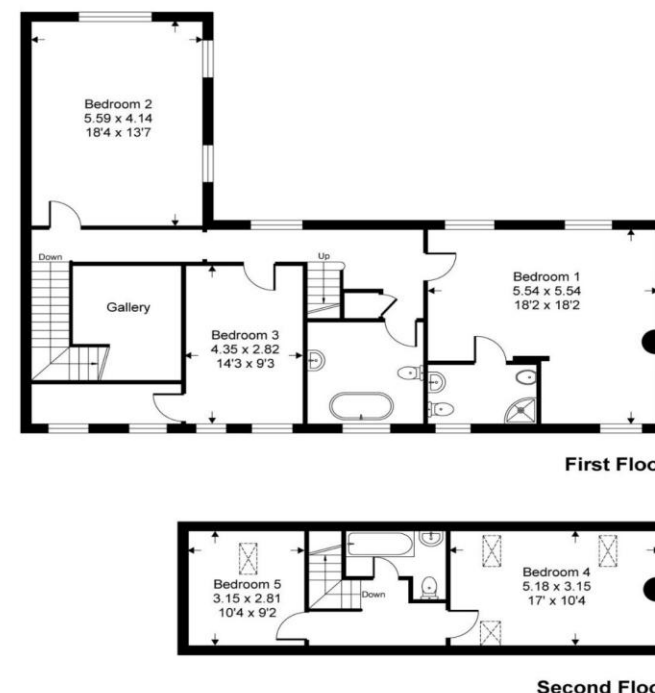
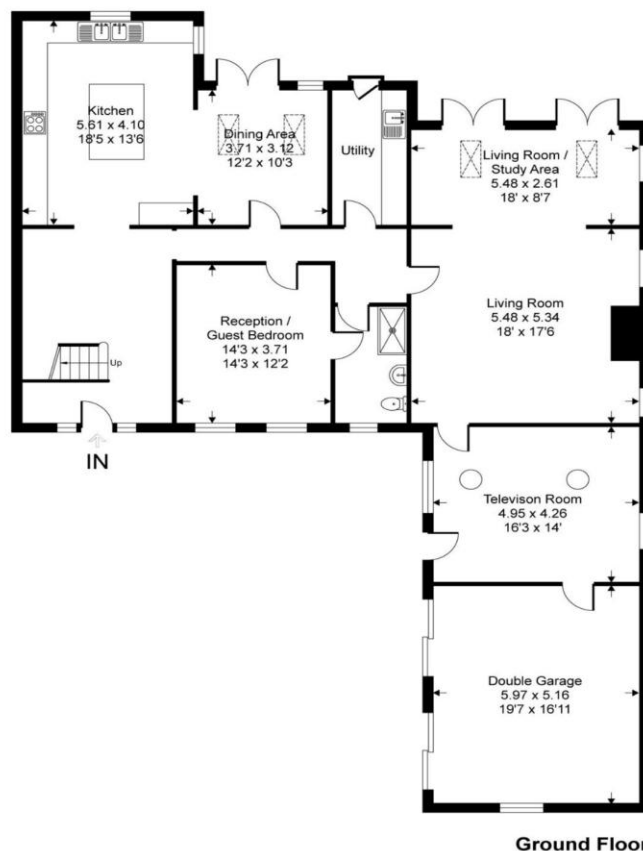
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	70 C
39-54	E		
21-38	F		
1-20	G		





Cow Pasture Barn, IP23

Approximate Gross Internal Area = 301 sq m / 3239 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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BURY ST EDMUNDS

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