



Yaxley Road, Mellis

Harrison Edge
Estate Agents



Set back from the road, approached via a long drive and electric gates sits this substantial, individual 5 bedroom house set in just under one third of an acre. This tremendous setting has fields adjoining across which views towards Thornham can be enjoyed.

- 5 Bedrooms
- 3 Reception Rooms
- Office
- 3 Bathrooms
- Rural views
- Selective updating required

Location

Mellis is known for Suffolk's largest expanse of common land around which the majority of properties are found enjoying views across a traditional grassland setting. Hunters Moon is set well back from the road along its privately owned driveway which although provides access to two neighbouring houses, has private electric gates leading through to the grounds and driveway. The gardens adjoin open fields to the south over which the house has extensive views towards Thornham. Mellis is conveniently located to the west of Eye and south of Diss and those requiring access to the wider area are well served by the A143 and A140 roads leading east west and north south respectively. The village has a varied and active community with traditional activities throughout the year and supports a pub, The Railway Tavern, an extremely popular Primary School (Ofsted Outstanding), Village Hall and Parish Church. Surrounded by a network of quiet country lanes, tracks and footpaths, the area is a haven for those seeking a quiet country life and with opportunities to walk or ride, either bicycles or horses. Nearby Eye provides main shopping facilities, Health Centre & High School (with Sixth Form and Ofsted Outstanding rating). At Diss, a mainline rail station serves the commuter with trains to London Liverpool Street.

Description

Hunters Moon has for many years been the family home of the current owners during which time the house was enlarged beyond that built by its original builder/owner. Extending to a little over 2800 square feet, the house offers extensive living space and presents an imposing presence upon arrival. The property represents an ideal opportunity to create a statement home worthy of these current times following selective updating.

The internal layout includes two well-proportioned reception rooms along with kitchen breakfast room and study, all off a central initial reception hall. Upstairs, an undeniably large master bedroom has an equally roomy en suite bathroom with shower along with a balcony taking full advantage of the southerly views. It is preceded by a fitted out Dressing Room complete with floor to ceiling wardrobes. Each of the remaining four bedrooms are all double in nature with Bedroom 2 being en suite with shower room.

Integral to the design of the house is the double garage along with an office and utility room. Outside, the driveway provides parking for numerous vehicles and being l'shape in design, allows for parking of cars to be tucked away to one side so as to not spoil the approach to the house via the electric gates.

Entrance Porch: An initial glazed entrance space sheltering the main entrance door which opens into the...

Reception Hall: With stairs rising to the first floor and doors leading off to the left and right. Single radiator with thermostatic radiator valve.

Cloakroom: Fitted with a suite comprising pedestal wash basin and low level wc. Single radiator with thermostatic radiator valve. Window with sealed unit double glazing.

Lounge: 22'11" x 13'10" (6.99m x 4.22m)
A well-proportioned main reception room with sealed unit glazing to the front along with a sliding patio door to the rear. A brick fire surround includes open grate along with marble type hearth. 3 wall light points. Double and single radiators each with thermostatic valves. Laminate flooring. Television point etc. Double doors lead through to the...

Dining Room: 13'11" x 11'11" (4.24m x 3.63m)
Sitting nicely between the main reception room and kitchen and with sealed unit double glazed window to the gardens at the rear. Laminate flooring. Single radiator with thermostatic valve.

Study: 10'4" x 9'11" (3.15m x 3.02m)

Currently used as a 'snug' given there is an Office adjacent to the garages. Double aspect with sealed unit double glazing. Single radiator. Laminate flooring.

Kitchen Breakfast Room: 15'11" x 9'11" (4.85m x 3.02m)

Extensively fitted with units principally around three walls in addition to an adjacent bank of glazed cabinets by the table space. Worksurface extends across cupboard and drawer storage options along with wall mounted cupboards. Inset single drainer sink unit with drainer bowl and mixer tap. Plumbing for dishwasher. Built-under double oven. Four ring hob. Extensive wall tiling along with a combination of laminate and tile flooring. Single radiator with thermostatic valve. Sealed unit double glazed window to the garden.

Utility Room: 11'11" x 9'10" (3.63m x 3m)

Fitted with a further stainless steel single drainer sink unit, plumbing for washing machine. Trianco Contractor oil fired boiler supplying domestic hot water and radiators. Sealed unit double glazed window to the rear plus outer door. Laminate flooring. A further door leads to the garages and office.

Cloakroom: The second of two cloakrooms. Fitted pedestal wash basin and low level wc. Single radiator with thermostatic valve. Double glazed sealed unit window to the rear. Laminate flooring.

Office: 9'11" x 7'5" (3.02m x 2.26m)

With sealed unit double glazed window to the front elevation.

First Floor Landing: With gallery balustrading along with built-in airing cupboard behind double doors and housing hot water cylinder with immersion heater. Single radiator with thermostatic valve. Access to loft space with drop down hatch.

Master Bedroom Suite

Dressing Room: 10'2" x 9'8" (3.1m x 2.95m)

Serving as an ante room to the main bedroom space and fitted with floor to ceiling wardrobes save for the sealed double glazed window to the front. Single radiator with thermostatic valve. Access to a second loft space via a drop down hatch.

Bedroom: 20' x 17'9" (6.1m x 5.4m)

With windows to both front and rear elevations along with french windows leading to the balcony. The balcony provides views through 180 degrees across farmland to the Thornham Estate woodland in the distance to the south. Two single radiators each with thermostatic valves.

En Suite Bathroom: Equally roomy and fitted with a suite comprising panelled No Arguments bath with shower attachment over, low level wc, bidet, pedestal wash basin and separate shower enclosure. Fully tiled walls. Ceiling spotlights and wall light point. Shaver point. Vertical heated towel rail radiator with thermostatic valve.

Bedroom 2: 11' x 10'11" (3.35m x 3.33m)

With sealed unit double glazed window to the front elevation. Double radiator with thermostatic valve. Television and telephone points. Built-in wardrobe.

En Suite Shower Room: Fitted with a suite comprising pedestal wash basin, bidet, low level wc and shower enclosure. Fully tiled walls. Shaver point. Single radiator with thermostatic valve. Sealed unit double glazed window to the front elevation.

Bedroom 3: 14' x 10'7" (4.27m x 3.23m)

Built-in wardrobe cupboard. Double radiator with thermostatic valve. Sealed unit double glazed window to the front elevation.

Bedroom 4: 12'1" x 11'11" (3.68m x 3.63m)

With vanity wash basin. Built-in wardrobe cupboard. Double radiator with thermostatic valve. Sealed unit double glazed window to the rear elevation.

Bedroom 5: 12' x 9'11" (3.66m x 3.02m)

A further room with wash basin and sealed unit double glazed window to the rear elevation. Single radiator with thermostatic valve.

Bathroom: Fitted with a suite comprising corner bath, pedestal wash basin, bidet and low level wc plus separate shower enclosure. Built-in linen cupboard. Single radiator with thermostatic valve. Extensive tiling. Sealed unit double glazed window to the rear.

Garages

Divided into two spaces each with up and over doors albeit one covered internally to aid storage. Each space measures approximately 20' deep by 8'2 and 9'5 respectively. Power and light connected. Rear door to and from garden.

Gardens & Grounds: The house is set nicely back from the gated access behind a sizeable area of pea shingle driveway capable of accommodating numerous vehicles. Deep, planted borders line the boundaries along with in part sections of brick walling and conifer hedging (owned by the property). Pathways at the side lead to a sizeable garden interspersed with specimen trees and shrubs and hedged along the field side. Tremendous views can be enjoyed across the adjoining fields. Outside tap & lights including floodlights. The plot, without access road, extends to approximately 0.315 Acres (0.128 Hectares)

Services: The vendor has confirmed that the property benefits from mains water, electricity and drainage.

Wayleaves & Easements: The property is sold subject to and with all the benefit of all wayleaves, covenants, easements and rights of way whether or not disclosed in these particulars.

Important Notice: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Harrison Edge has no authority to make or give in writing or verbally any representations or warranties in relation to the property. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and

are not necessarily comprehensive. No assumptions should be made that the property has all the necessary planning, building regulation or other consents. Harrison Edge have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting any property.

Postal Address: Hunters Moon, Yaxley Road, Mellis, IP23 8DP

Local Authority: Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich IP1 2BX. Telephone: 0300 123 4000

Council Tax: The property has been placed in Tax Band F.

Tenure & Possession: The property is for sale freehold with vacant possession upon completion.

Fixtures & Fittings: All items normally designated as fixtures & fittings are specifically excluded from the sale unless mentioned in these particulars.

Viewing: By prior telephone appointment with the vendors agent Harrison Edge T: +44 (0)1379 871 563

Directions

Mellis is easily found from the A140 or A143 main roads. If travelling from the Eye direction and A140, turn off to Yaxley from the new roundabout and proceed to the T junction. Turn right and follow the road to Mellis. On

reaching the village, just passed the Primary School on the left take the next driveway on the left. Hunters Moon will be found at the end tucked away to the left.



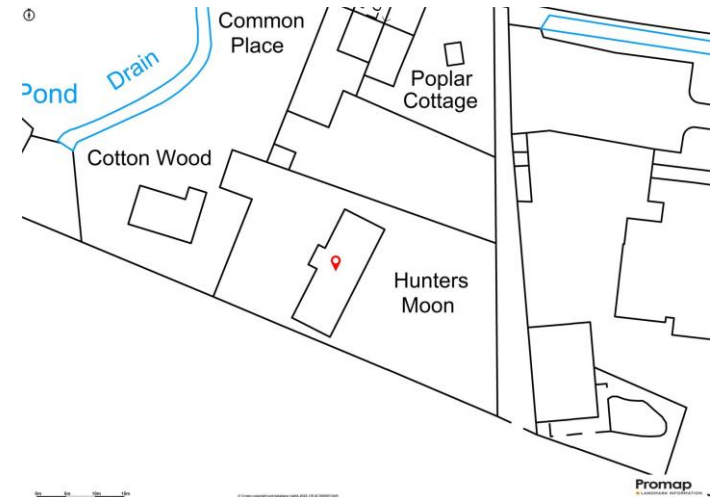
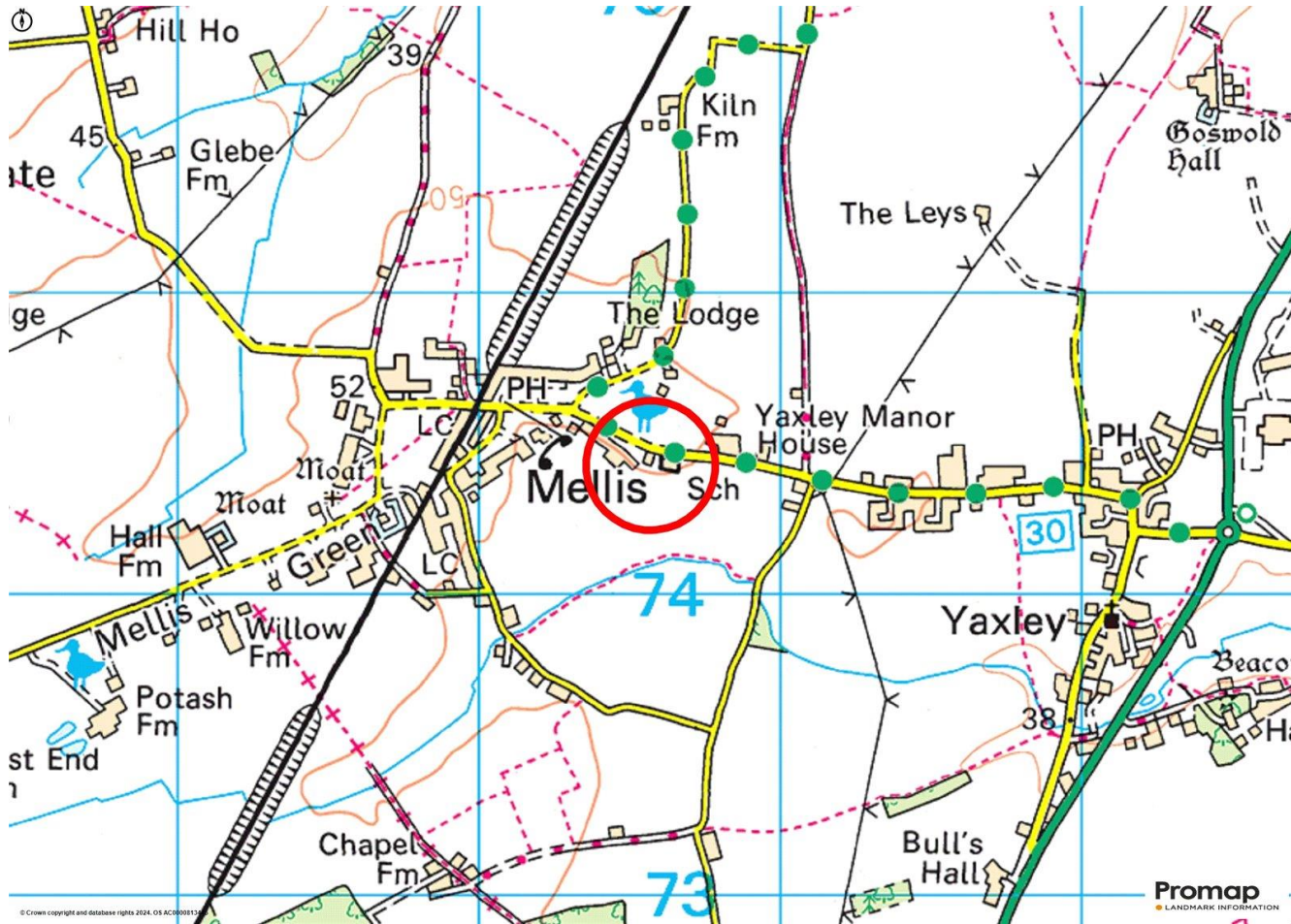
GROUND FLOOR
1442 sq.ft. (134.0 sq.m.) approx.



1ST FLOOR
1405 sq.ft. (130.5 sq.m.) approx.



TOTAL FLOOR AREA : 2847 sq.ft. (264.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	





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