



Poplar Cottage Yaxley Road, Mellis

In Excess of £300,000

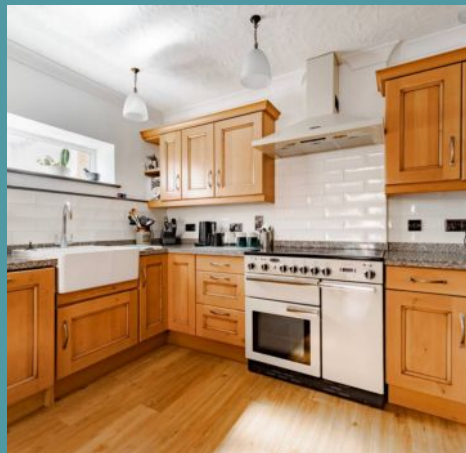
Poplar Cottage Yaxley Road

Mellis, Eye

This characterful cottage not only presents a unique opportunity to own a piece of history but also offers a serene lifestyle in the heart of the Suffolk countryside. Dating back to 1893, this cottage has a blend of traditional charm, modern comforts, and beautiful grounds, that is sure to captivate those who enjoy the beauty and serenity of village living at its finest.

Location

Mellis is a small village located in Suffolk, in the rural countryside near the town of Eye. It's part of the Mid Suffolk district and offers a tranquil, picturesque setting with beautiful surrounding landscapes. The village is known for its historical charm, with traditional Suffolk cottages and country lanes. Mellis is well-connected to nearby towns such as Diss and Stowmarket, making it a peaceful retreat while still offering easy access to urban amenities. The village is also home to several local businesses and a strong community spirit, making it a lovely place to live.





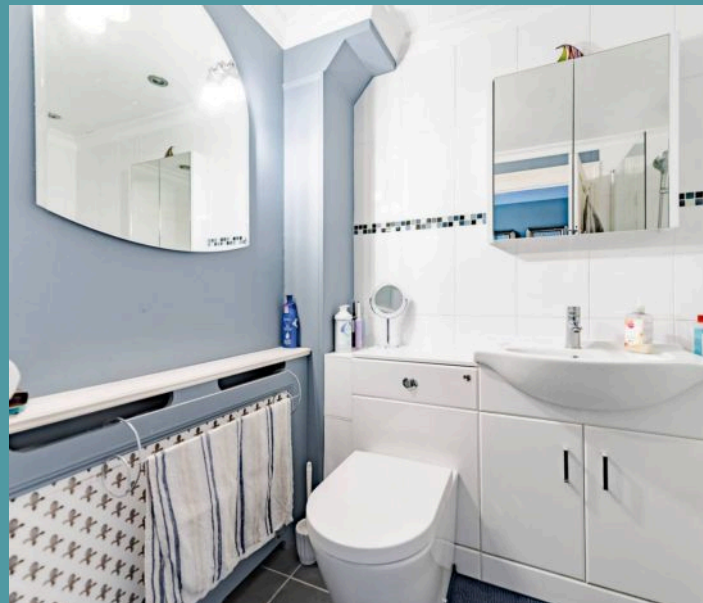
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Mellis, Eye

Stepping inside, you are greeted by a light-filled sitting room that serves as the heart of the home. The ambience is further enhanced by a striking brick-built fireplace, creating a warm and inviting space perfect for both relaxation and entertaining. The seamless flow from the sitting room leads you to the kitchen/dining room, complete with a traditional Rangemaster oven, wall and base units, a charming butler sink, an integrated dishwasher, and a convenient utility area. This area is not just a place for cooking, but a hub for intimate family meals and gathering with loved ones.

The cottage has three bedrooms, each thoughtfully designed to offer comfort and privacy. The master bedroom is complemented by a study or dressing area, depending on your own preferences. Completing the accommodation is a family bathroom, comprising of a three piece suite.

Outside, the property's well-established gardens are a sight to behold, meticulously maintained and offering a beautiful backdrop to the cottage. The outdoor space includes a well-kept lawn, a patio area perfect for al-fresco dining, a greenhouse for gardening enthusiasts, and a practical timber storage shed for all your outdoor essentials. Adding to the convenience is a shingled driveway that provides off-road parking for multiple vehicles.





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Mellis, Eye

Agents notes

We understand that this property is freehold.

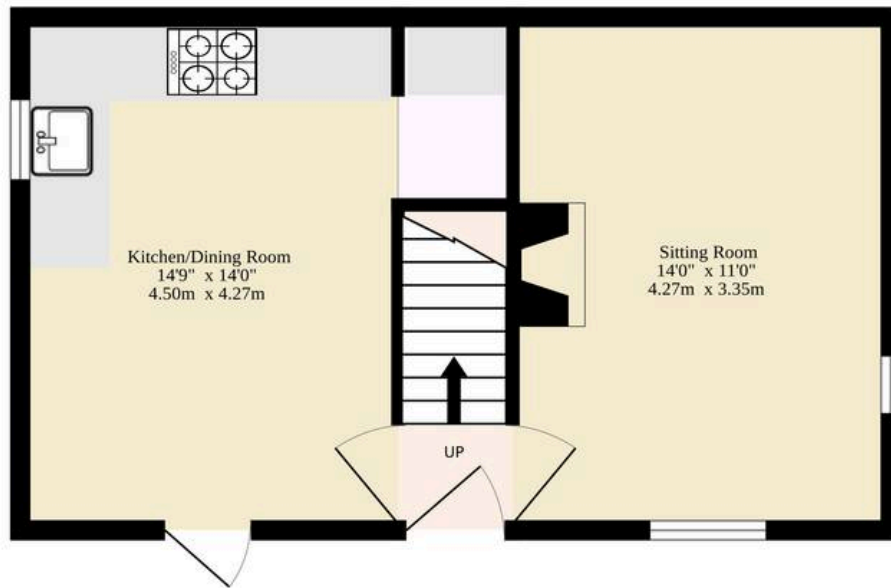
Connected to mains water, electricity and drainage.

Heating system - Oil.

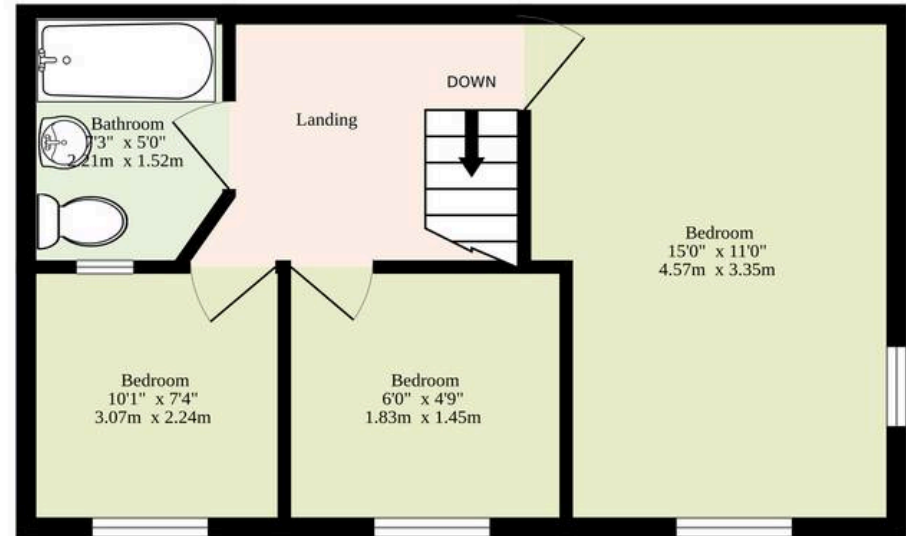
Council tax band: B

- Characterful cottage built in 1893, within the quaint Suffolk village of Mellis
- Beautiful home within a rural countryside setting
- Light-filled sitting room accentuated by a brick-built fireplace, inviting relaxation and entertaining
- Kitchen/dining room equipped with a traditional Rangemaster oven, wall and base units, a butler sink, an integrated dishwasher and a utility area
- Three bedrooms and a bathroom
- Well-established gardens that are maintained, with a laid to lawn, a patio area, a greenhouse and a timber storage shed
- Shingled driveway providing off-road parking for multiple vehicles
- Close to a local pre school, bus routes, Mellis common, a church and additional amenities in the neighbouring village of Yaxley

Ground Floor
362 sq.ft. (33.6 sq.m.) approx.



1st Floor
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 731 sq.ft. (67.9 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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