



5 Earlsford Road, Mellis

Eye



Minors & Brady

5 Earlsford Road

Mellis, Eye

Framed by sweeping open field views, Bluebell Cottage is a picture-perfect merge of charm, character and countryside setting. This beautifully presented three-bedroom home welcomes you with a gravelled driveway, ample parking, and an inviting warmth that flows throughout. Inside, exposed beams, a brick fireplace with log burner, and pamment-style flooring create a timeless and welcoming atmosphere. The well-appointed kitchen, complete with Belfast sink, enjoys stunning views, while the two reception rooms offer space, versatility, and wonderful natural light. Upstairs, the master bedroom features fitted wardrobes and a private ensuite, accompanied by two further bedrooms full of character. With a peaceful garden and uninterrupted rural scenery, this is a home where classic style meets modern comfort.

- Idyllic setting with uninterrupted open field views from all aspects
- Beautifully presented three-bedroom home full of charm and character
- Gravelled driveway with ample parking for multiple vehicles
- Welcoming reception room with exposed beams and brick fireplace
- Log burner and pamment-style flooring for a warm, timeless feel
- Second reception room offering versatility and natural light
- Well-appointed kitchen with Belfast sink and countryside views
- Ground floor bathroom and ensuite to the master bedroom
- Peaceful garden backing onto open farmland
- Perfect balance of classic style and modern comfort



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The Location

Bluebell Cottage situated on Earlsford Road enjoys a truly idyllic setting, surrounded by open countryside that offers unspoiled views in every direction. Everyday essentials and a welcoming community are close at hand, with a well-regarded primary school in the nearby village of Mellis.

For those who love the outdoors, the beautiful Thornham Estate is just moments away, offering over 12 miles of scenic parkland trails, a children's adventure play area, and a charming café—perfect for weekend strolls. A short drive brings you to the historic market town of Eye, home to independent shops, cosy cafés, and the highly respected Hartismere High School, which provides education through to sixth form.

The larger town of Diss, around four miles away, offers an even wider range of amenities along with a mainline railway station, where London Liverpool Street can be reached in approximately 90 minutes. This combination of peaceful rural surroundings and excellent local facilities makes Bluebell Cottage perfectly placed for those seeking both a countryside lifestyle and convenient connections.



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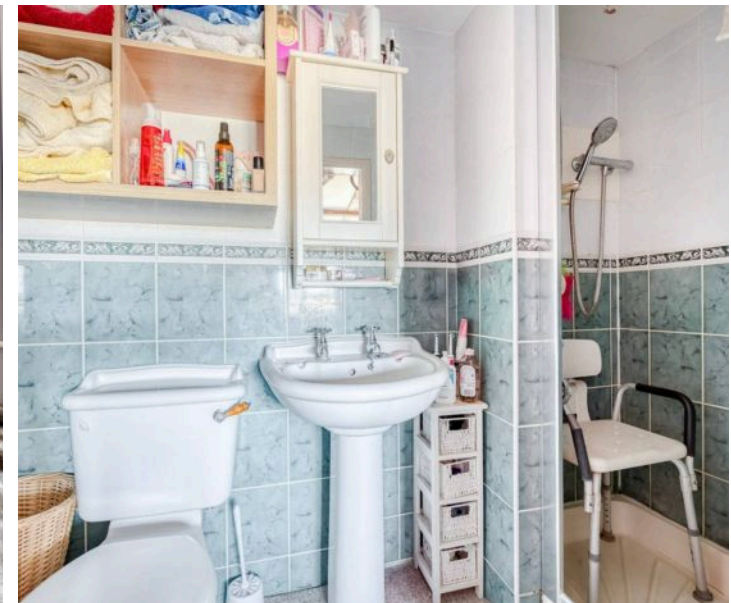
Earlsford Road, Mellis

Brimming with character from the moment you arrive, this delightful three-bedroom cottage welcomes you with a gravelled driveway, ample parking, and an abundance of country charm that flows throughout. Open field views surround the home, creating a sense of peace and space rarely found, while every corner exudes that “proper cottage” feel.

Step inside, and you’re immediately greeted by a reception room rich with exposed overhead beams, a feature that carries through the home. A brick fireplace with a log burner forms the cosy heart of the space, perfect for curling up on cooler evenings.

The second reception room offers further versatility and comfort, also benefitting from the cottage’s timeless features and wonderful natural light.

The kitchen blends traditional style with practical design, featuring pamment-style flooring, a classic Belfast sink, and views stretching out to the stunning countryside beyond. On the ground floor, you’ll also find a well-appointed bathroom, adding to the home’s practicality.



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Upstairs, there are three charming bedrooms, including a master with fitted wardrobes and a private ensuite, all filled with character and warmth.

Outside, the garden offers a private setting to unwind, framed by uninterrupted field views that change beautifully with the seasons. From every angle, this is a home that captures the essence of relaxed country living, blending rustic character with modern comfort.

Agents Note

Sold Freehold

Connected to oil-fired heating, mains water, electricity and drainage.

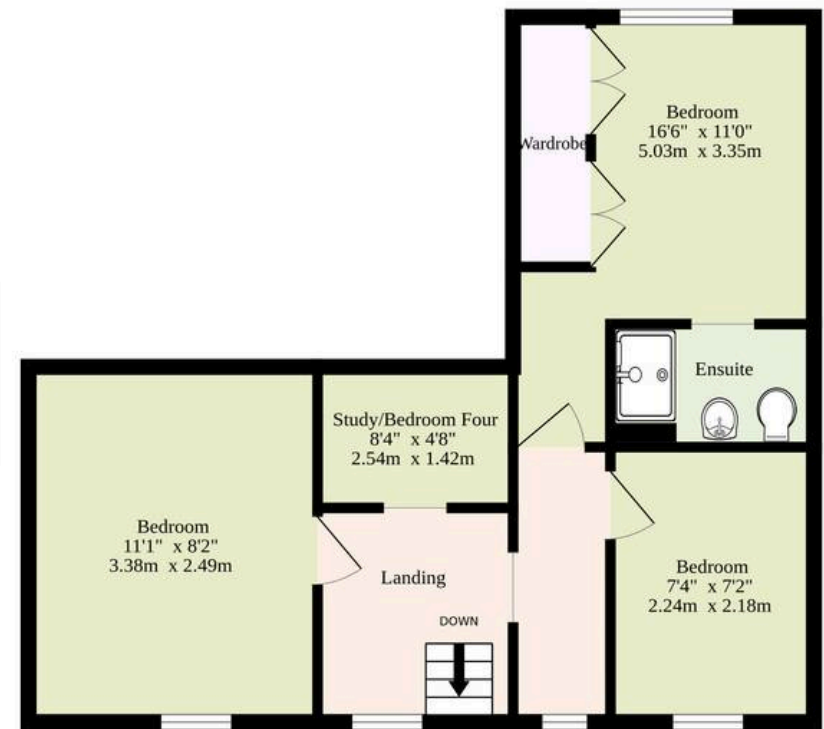


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Ground Floor
579 sq.ft. (53.8 sq.m.) approx.



1st Floor
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 1008 sq.ft. (93.6 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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Dreaming of this home? Let's make it a reality



Meet *Nicola*
Branch Manager



Meet *Theo*
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Meet *Anya*
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