



Farthing Cottage The Common, Mellis

Eye



Minors & Brady



# Farthing Cottage The Common

Mellis, Eye

Set back from the lane in a peaceful position with uninterrupted views across the unspoilt common, Farthing Cottage enjoys a setting that perfectly captures the charm of rural Suffolk life. This three-bedroom semi-detached Victorian home, built around 1896, combines classic character with thoughtful modern upgrades, including a fitted kitchen, conservatory, oil-fired central heating, solar panels, and an insulated porch. The accommodation is well laid out with a sitting room overlooking the common, a dining room opening to the kitchen, and three generous bedrooms upstairs. Externally, the property benefits from a generous, thoughtfully divided garden, including lawns, raised beds, a greenhouse, patio, and mature hedging for privacy, along with ample parking, a detached garage, a large workshop, and storage shed. Don't miss the chance to acquire this beautiful country home and experience all it has to offer.



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Mellis, Eye

- Semi-detached Victorian house overlooking the common, in the quaint village of Mellis
- Modern upgrades including oil-fired central heating, solar panels, insulated porch, and double glazing throughout
- Sitting room with feature fireplace and front-facing window framing views over the unspoilt common
- Well-sized dining room opening through to a fully fitted kitchen for practical and sociable living
- Conservatory to the rear offering bright, relaxing space with views over the private garden
- Three double bedrooms providing comfortable family accommodation, alongside a family bathroom
- Large, divided garden with lawns, patio, raised vegetable and fruit beds, greenhouse, and potting shed
- Ample parking to the front and gated access leading to a single detached garage with power and lighting
- Workshop and storage shed both equipped with power and light, with potential for home office conversion (stpp)
- Located within a popular village with amenities including a primary school, pub, and church, while being close to Diss with extensive shops, services, and mainline rail links to London and Norwich



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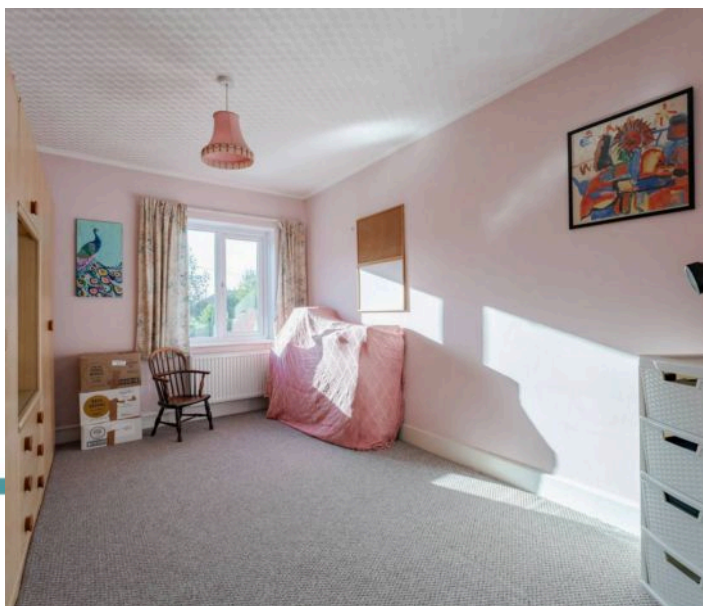


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## Location

The property is found within the popular and sought-after village of Mellis, adjoining the neighbouring village of Yaxley, lying on the north Suffolk borders and surrounded by the idyllic countryside of the Waveney Valley. Mellis offers a quintessential rural lifestyle yet remains well-connected and amenity-rich. Families will appreciate that the village is well known for its highly-regarded primary school, Mellis Church of England Primary School. For secondary education there is the nearby Hartismere School in Eye. Alongside these schooling options, residents benefit from village-level amenities, a welcoming local pub, the parish church, and small convenience outlets serving everyday needs. For greater choice, the nearby historic market town of Diss, about 7 miles to the north, offers an extensive range of shops, cafés, and services and features a mainline railway station with regular direct services to London Liverpool Street and Norwich, making commuting or day-trips very practical. The combination of the tranquil Waveney Valley setting and the accessible town-based facilities creates a comfortable, well-rounded lifestyle in north Suffolk.



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Built around 1896, this three-bedroom semi-detached Victorian cottage stands on a generous plot in an enviable position overlooking the common. Constructed of traditional brick under a pitched tiled roof, the house has been thoughtfully improved by the current owner to enhance both comfort and efficiency. Recent upgrades include a new oil-fired central heating system and tank (2021), replacement double-glazed windows, fascia's and soffits, updated conservatory doors and glass (2021), a modern sewerage treatment plant (2021), solar panels (2022), and an insulated porch (2024).

Inside, the accommodation is well arranged for modern living while retaining a sense of character. The ground floor features a welcoming entrance porch leading to a hallway, a cosy sitting room with a feature fireplace and views over the common, and a well-proportioned dining room that opens through to a fitted kitchen. The kitchen is fitted with a range of cabinetry, an oven and areas for your own appliances. To the rear, the conservatory provides a bright and relaxing space overlooking the garden.



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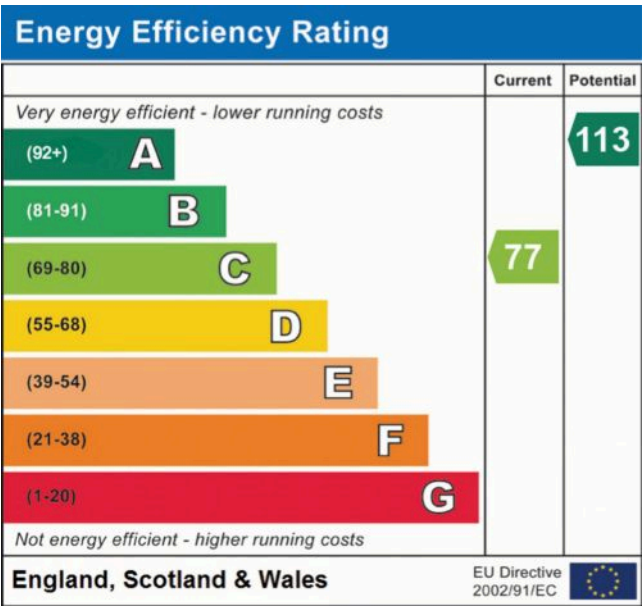
Upstairs, there are three double bedrooms offering the utmost comfort and privacy, ready for you to personalise. The family bathroom comprises of a classic three-piece suite, accommodating all residents in the household.

Outside, the property sits at the end of a private drive shared by just three homes. There is ample parking to the front, along with gated access to the garden and a detached single garage with power and lighting. The gardens are a particular feature, thoughtfully divided into two areas. One section is designed for productive living, with lawns, raised beds for fruit and vegetables, a greenhouse, and a potting shed. The other, to the rear of the house, offers a more private space with lawn, patio, and mature hedging providing natural seclusion. In addition, there is a large workshop (offering scope for use as a home office or a studio, subject to any necessary permissions) and a storage shed, both equipped with power and light.

Farthing Cottage is an appealing blend of period character, modern comfort, and rural lifestyle, an ideal home for those seeking a peaceful village setting surrounded by beautiful countryside, yet within easy reach of daily amenities and transport links.

### Agents note

Freehold



Ground Floor  
644 sq.ft. (59.8 sq.m.) approx.

1st Floor  
393 sq.ft. (36.5 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 1037 sq.ft. (96.3 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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