



Easter Barn, The Common

Eye



£900,000
Minors & Brady

Easter Barn

The Common, Eye

For over three decades, the owners have lovingly shaped, recorded and preserved the barn's journey, cherishing every beam, every feature and every memory woven into it. Their care is felt instantly, from the soaring hall that greets you to the way natural light has been purposefully invited into every room. This is a home shaped not just with craftsmanship, but with affection, where beams are celebrated as sculptural features and where each room has been designed to feel deeply comforting. The wraparound gardens create a sense of complete immersion in nature, with woodland walks, quiet corners and ever-changing seasonal colour surrounding the home like a living tapestry. Inside, the rooms unfold with warmth, each connected by the barn's enduring heritage yet distinct in personality. Creative spaces, calm bedrooms and generous reception areas offer a lifestyle that feels expansive yet intimate. Everywhere you look, the owners' thoughtful choices, made decades ago, continue to define the home's soul and its effortless liveability. More than a property, this barn is a lovingly kept legacy, inviting its next custodians to live with space and genuine belonging every day.

- Grade II Listed Barn: A rare and characterful historic property with enduring heritage
- Exceptional Conservation Area Setting: Nestled within Mellis village, with direct access to Mellis Common and Waveney Valley countryside
- Spacious & Light-Filled Interiors: Generous reception rooms with soaring ceilings, extensive exposed beams, and natural light throughout
- Grand Entrance Hall: Extraordinary hall/galleried space connecting the home
- Flexible Reception Spaces: Main sitting room with wood burner, dining room, study, snug/additional bedroom, all maintaining barn character





M&B

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Council Tax band: F

Tenure: Freehold



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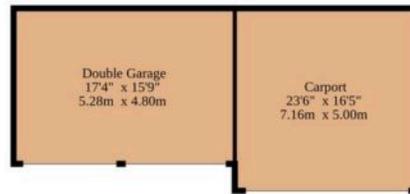
Idyllic Suffolk Barn Offering Conservation-Area Living in Mellis

Easter Barn enjoys an exceptional setting in the highly sought-after village of Mellis, adjoining Yaxley on the north Suffolk borders and nestled within the picturesque Waveney Valley countryside. The location offers a rare balance of rural living and practical convenience, making it particularly appealing to families and those seeking a peaceful yet well-connected way of life.

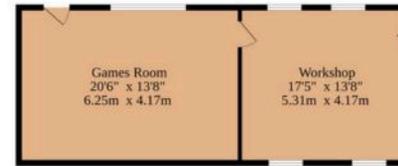
The property sits within a designated conservation area and lies immediately adjacent to some of the region's most attractive countryside. The vendors have particularly appreciated the direct access to country walks, including the expansive Mellis Common – the largest unfenced common in



Garage
670 sq.ft. (62.2 sq.m.) approx.



Barn
529 sq.ft. (49.1 sq.m.) approx.



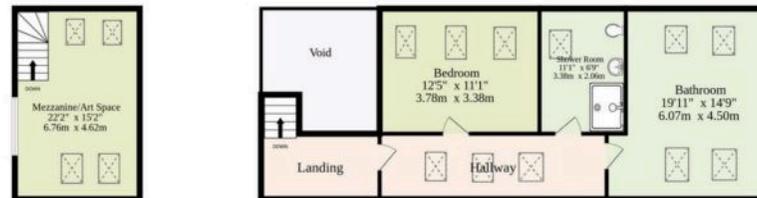
Ground Floor
2053 sq.ft. (190.7 sq.m.) approx.



1st Floor
1100 sq.ft. (102.2 sq.m.) approx.



2nd Floor
1104 sq.ft. (102.6 sq.m.) approx.



TOTAL FLOOR AREA : 5456 sq.ft. (506.9 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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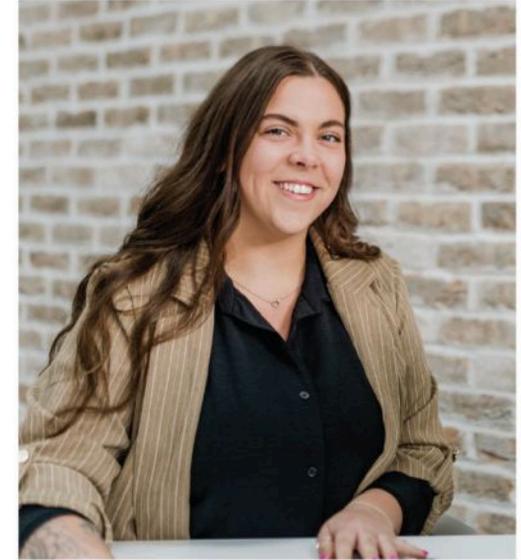
Dreaming of this home? Let's make it a reality



Meet *Nicola*
Branch Manager



Meet *Theo*
Property Consultant



Meet *Anya*
Aftersales Progressor

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