



Bluebell Cottage  
5 Earlsford Road  
Mellis  
IP23 8EA

Guide Price £385,000



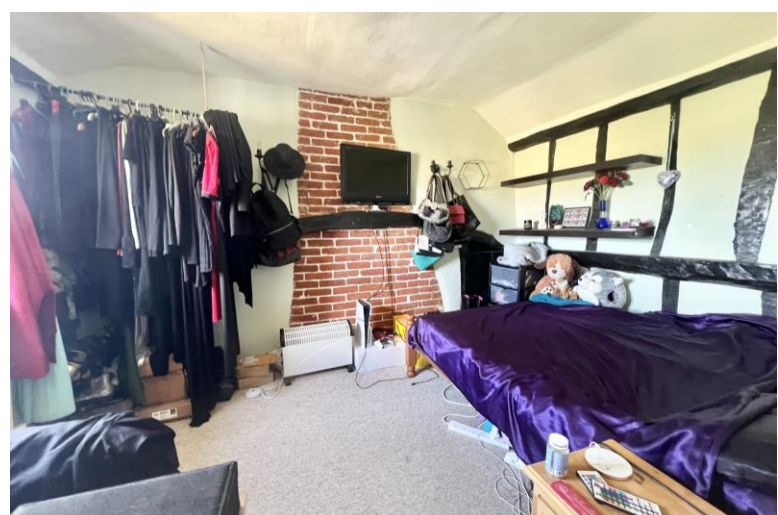


- Picturesque 3 bed cottage
- Ensuite to main bedroom
- Off road parking
- Downstairs family bathroom
- Sitting room and seperate sitting/dining room

### Location

Bluebell Cottage sits in countryside with open views from all aspects. There is a village primary school in Mellis and the nearby Thornham Estate with 12 miles of countryside walks through Parkland, a children's play area and café. The small town of Eye just a couple of miles to the east has schooling to sixth form level at the highly regarded Hartismere High School, some independent shops, cafes and convenience stores. The larger market town of Diss is just over the border into Norfolk around 4 miles away and provides a wider selection of facilities together with a mainline rail station on the Norwich to London Liverpool Street London taking around 90 minutes.





## Property

Heavily beamed and full of character with good ceiling height throughout, the property provides family sized accommodation with 3 bedrooms - the main bedroom having an ensuite shower room and two built in double wardrobes. Downstairs the front door opens into one of the sitting rooms with inglenook fireplace and wood burner which in turn leads into the galley kitchen and from there out into the back garden with views over farmland. The larger sitting/dining room measures over 24' in length with large windows, french doors into the garden and wood burner.

## Outside

A lawned garden to the rear and a large shingled off road parking area to the front with wooden storage shed.

## Services

Mains water, drainage and electricity

## How to get there:

[What3words///sleepy.lilac.begun](https://www.what3words.com/sleepy.lilac.begun)

## Viewing

by appointment with TW Gaze

**Council Tax Band : C**

**EPC :TBC**

**Tenure: Freehold**

**Ref: 2/19642/CC**

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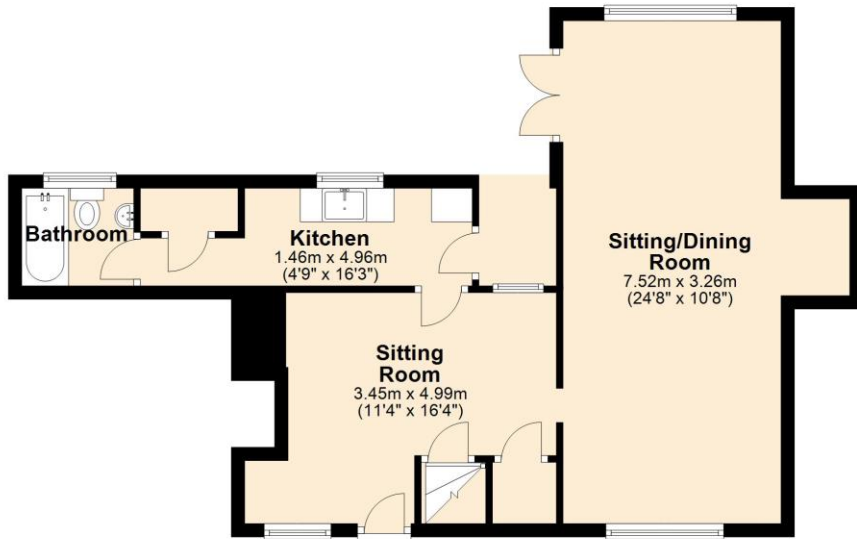
While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	54	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

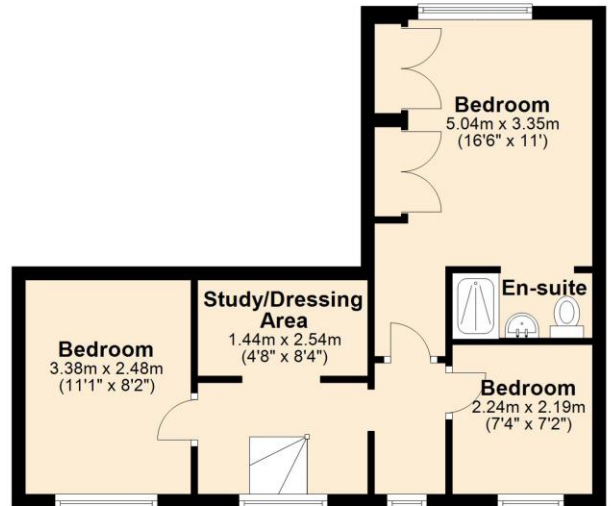
**Ground Floor**

Approx. 53.8 sq. metres (579.2 sq. feet)



**First Floor**

Approx. 39.9 sq. metres (429.0 sq. feet)



Total area: approx. 93.7 sq. metres (1008.2 sq. feet)

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