



THE OLD COURT

YAXLEY ROAD, MELLIS, EYE, IP23 8DP



A charming unlisted period house which was fully renovated in 1993 and subsequently extended. The property is well-presented throughout and has the added benefit of a detached garage with studio behind.



The property comprises a well-presented and spacious detached period house. Originally the property formed one part of a former Manorial Court to Yaxley Manor next door. The house was fully renovated in 1993 and then latterly extended with the addition of the superb garden room.

There is an entrance porch to the front with inner front door to the spacious reception hall. There is an impressive staircase to the first floor. The double aspect sitting room has a superb feature fireplace with woodburning stove and a wealth of exposed timbers. The room has open vertical beams dividing it from the double aspect dining room. This in turn leads into the excellent vaulted garden room with glazed double doors at one end to the garden. There is a door to the spacious kitchen/breakfast room which is fitted with a comprehensive range of farmhouse style units. A cloakroom completes the ground floor. There is a superb flow to the ground floor, making it ideal for entertaining.

On the first floor is a spacious landing plus three double bedrooms, each with exposed timbers. There is a family bathroom with the benefit of a bath and separate shower cubicle.

The property is approached from the road via a shared private drive leading to a large parking area in front of the detached garage. To the rear of the garage is an excellent studio that could be used for a variety of purposes. There is a paved area to the rear of the house for entertaining and a metal gate gives access to the principal area of the garden which is laid largely to lawn, interspersed with mature shrubs and trees.

#### SERVICES

Oil fired central heating. Mains electric, water and drainage are connected. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

#### LOCAL AUTHORITY

Mid Suffolk District Council  
Council Tax Band D



3



2



1



0.53  
Acres



5.1  
Acres







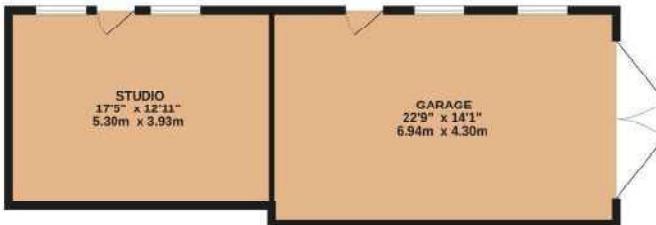


BOUNDARY PLAN



## FLOOR PLAN

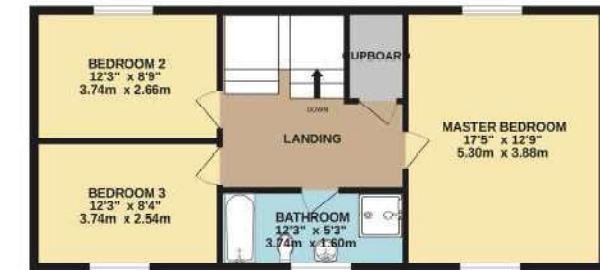
GARAGE AND STUDIO  
545 sq.ft. (50.6 sq.m.) approx.



GROUND FLOOR  
996 sq.ft. (92.6 sq.m.) approx.



1ST FLOOR  
639 sq.ft. (59.4 sq.m.) approx.



## LOCATION

The property is set in the popular and sought after village of Mellis, adjoining the village of Yaxley and found on the north Suffolk borders surrounded by the idyllic countryside close to the Waveney Valley. The village offers a good range of amenities and well known for its primary school and public house. The historic market town of Diss is located 7 miles to the north and offers an extensive range of amenities and facilities along with the mainline railway station with regular/direct services to London Liverpool Street and Norwich.

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