



**Willow Lodge,  
Mellis, Suffolk**

**DAVID  
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# Willow Lodge, The Common, Mellis, IP23 8EF.

Tucked away in a truly exceptional setting, Willow Lodge offers a rare opportunity to enjoy a peaceful, country lifestyle within one of Suffolk's most picturesque and unspoilt environments. Positioned on the edge of Mellis Common—England's largest continuous area of unfenced common land—this unique home combines a wonderful sense of space with complete privacy, surrounded by wildlife, open skies and gently undulating countryside.

Mellis benefits from a highly regarded Church of England primary school (graded Outstanding by Ofsted), a popular pub (The Railway Tavern), and an active village community. Everyday needs are well catered for in nearby Eye (3 miles) with a Co-op supermarket, doctors' surgery, independent shops, cafés and restaurants. The thriving market town of Diss (5 miles) offers a wider range of amenities and a mainline rail station with direct trains to London Liverpool Street in around 90 minutes—making this a practical choice for those seeking rural peace without total seclusion. Further afield, Bury St Edmunds (20 miles), Ipswich (18 miles), and Norwich (26 miles) provide access to larger town and city facilities, with excellent schools, cultural attractions and road links via the A14 and A140.

## **A substantial and beautifully improved single-storey residence with annexe accommodation, delightful south-facing gardens and exceptional privacy, all set in grounds 0.75 of an acre overlooking the historic Mellis Common.**

### **Key features:**

- Exceptional parkland-style setting directly overlooking Mellis Common
- Beautifully improved 5-bedroom residence, designed for multigenerational living
- Spacious and stylish open-plan kitchen/living/dining spaces
- Generous living areas with garden room and wood burner in the main property.
- Versatile 2-bedroom annexe with independent access and it's own address.
- Grounds of 0.75 of an acre (sts) with excellent privacy and rural views
- Integral double garage and three substantial detached outbuildings

- Located in a thriving Suffolk village with pub, Outstanding primary school and strong community

Willow Lodge, has been thoughtfully and tastefully updated in recent years, including the addition of a superb open-plan kitchen/living/dining room with doors opening onto the rear garden—ideal for entertaining or simply enjoying the view. The main property has two main living areas, the larger offering three double bedrooms (all with en suites), two sitting rooms, a charming garden room, a study, and a generously proportioned utility and boot room.

The self-contained annexe (Willowsby), features its own entrance, two double bedrooms, an open-plan kitchen/living area, and a shower room. Designed for independent multigenerational living with permission for family use and short-term letting, offering significant potential for rental income.

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## Outside

The gardens are a particular feature of the property. The grounds span 0.74 acres, including south-facing lawns, mature trees, and a formal garden at the rear. There is an integral double garage, ample parking and three substantial detached outbuildings accessible by a gravel drive. The outbuildings provide ample storage, workshop or hobby space – ideal for those working from home or seeking room for creative, practical pursuits or small business.

**SERVICES:** Mains water, electricity and biodigester waste drainage. Oil fired central heating. 4kWh solar PV with index-linked tariff payments until 2034.

**NOTE:** None of these services have been tested by the agent.

**LOCAL AUTHORITY:** Mid Suffolk District Council

- **COUNCIL TAX: Willow Lodge:** Band D
- **Willowsby:** Band B

**EPC RATING:** Willow Lodge Band E, Willowsby Band A.

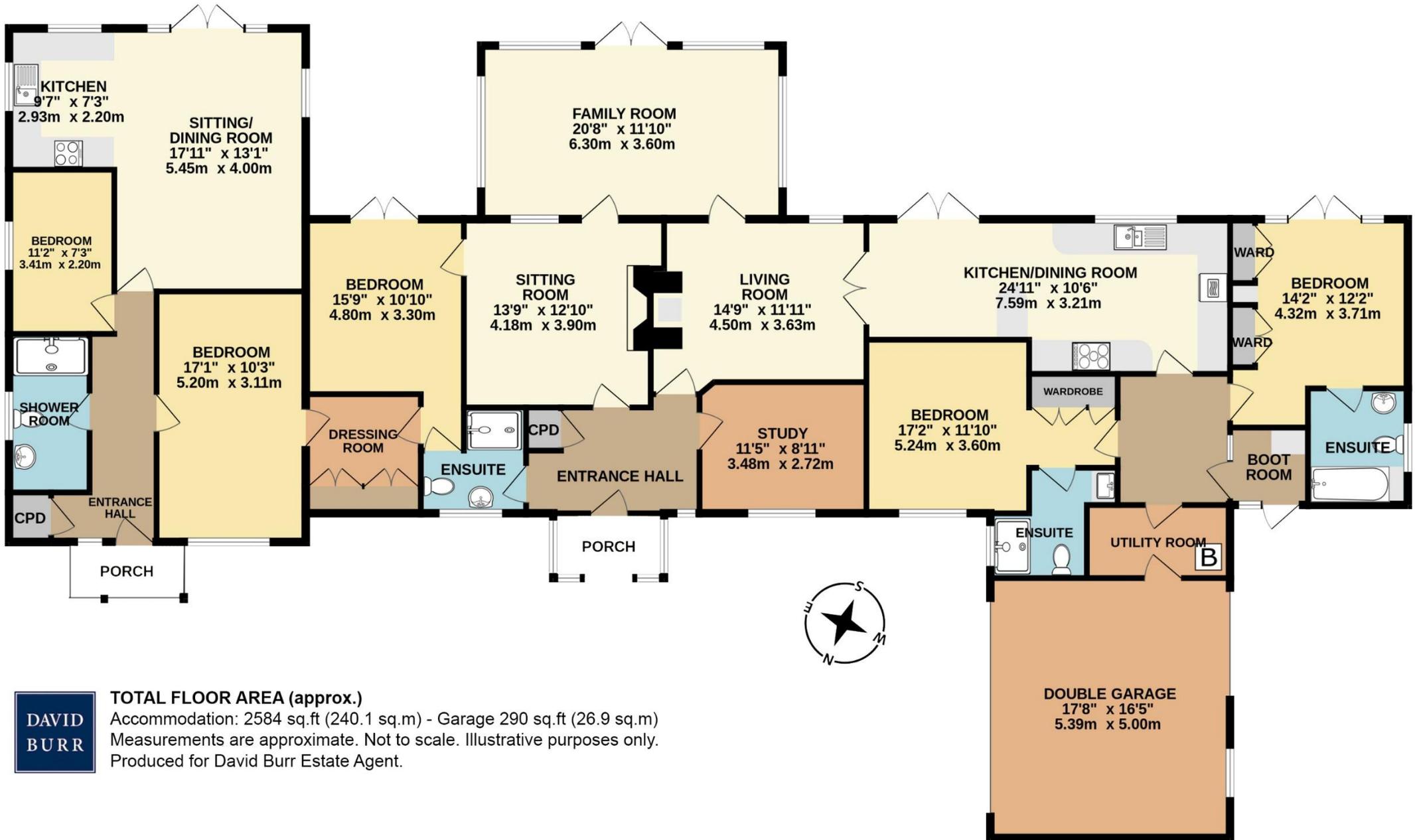
**BROADBAND AND MOBILE:** Please see our website and Ofcom.org.uk for further details

**VIEWING:** Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

**NOTICE** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves







**TOTAL FLOOR AREA (approx.)**

Accommodation: 2584 sq.ft (240.1 sq.m) - Garage 290 sq.ft (26.9 sq.m)  
 Measurements are approximate. Not to scale. Illustrative purposes only.  
 Produced for David Burr Estate Agent.

