

william
h brown

Select

Mendham Hall
Withersdale Road
Mendham



AN IMPRESSIVE GRADE II LISTED SIX BEDROOM VILLAGE HOME

AN IMPRESSIVE GRADE II LISTED SIX BEDROOM VILLAGE HOME

Mendham Hall, Withersdale Road, Mendham, IP20 0JB

2

PORCH

A pitched open porch with solid wood door opening into the Hall.

HALL

With solid wood door having carved panels opening into the Dining Hall.

DINING HALL

This wonderful room has attractive oak parquet flooring with a Tudor design and a wealth of exposed ceiling beams and wall timbers. A magnificent tall fireplace with intricate wooden surround and mantle houses a cast iron wood burning stove on a tiled hearth. This fireplace is brick lined with a herringbone pattern. To one end of the room central steps through exposed studwork leads up to the Morning Room while the staircase leads up to the first floor.

MORNING ROOM

With attractive leaded windows to two aspects this room once again features exposed ceiling beams and wall timbers, and oak floor boards.

CLOAKROOM

With a carved wood panelled door from the Dining Hall the cloak room is fitted with a wc and hand wash basin.

GARDEN ROOM

This pleasant room has glazed double doors with large leaded windows to either side opening out into the garden. There are exposed ceiling beams and a tiled floor. This room would be ideal as a study or summer sitting room.







DRAWING ROOM

This spacious double aspect room features a fireplace flanked by wooden 'pillars' which houses a wood burning stove on a tiled hearth. As in the Dining Hall this room has oak parquet flooring, and an exposed central ceiling beam, the ceiling also features relief plasterwork.



KITCHEN / BREAKFAST ROOM

A 'live in' kitchen with windows to three aspects offering views over the garden, and having a glazed door leading out into the garden. The kitchen area has a range of cream base units with wooden work surfaces to two wall sand a matching peninsular which partially divides the room. There is

an inset sink unit and space for a range style cooker with cooker hood over. Exposed ceiling beams, and slate flooring.

UTILITY ROOM

A useful utility room providing further storage.



LANDING

With stairs from the Dining Hall, a further staircase leads up to the attic room.

MASTER BEDROOM

This large double aspect bedroom has wide exposed floor boards, as well as a wealth of exposed ceiling beams and wall timbers. Doors lead to a useful dressing room and the en-suite bathroom.

EN-SUITE

This distinctive en-suite features red tiling and is fitted with a corner bath, WC behind a low screening wall and hand wash basin set into a wide tiled vanity unit. The room is partly divided by a wide arch.

BEDROOM TWO

With window to the rear aspect overlooking the rear garden.

BEDROOM THREE

With window to the rear aspect overlooking the garden.

BATHROOM

A stylish bathroom with steps down from the landing this room has a freestanding roll top bath with mixer tap and hand held shower, a shower in a cubicle, hand wash basin and wc. Attractive stone flooring, exposed beam and mullion window.

BEDROOM FOUR

With window to the front aspect.

BEDROOM FIVE

With window to the front aspect.

BEDROOM SIX

Having an oriel window to the side aspect.





ATTIC ROOM

This fantastic space has been wide exposed floor boards, exposed roof timbers, windows to three aspects and has been plastered so although currently used as storage space could readily be used to extend the accommodation if required.



EXTERNAL

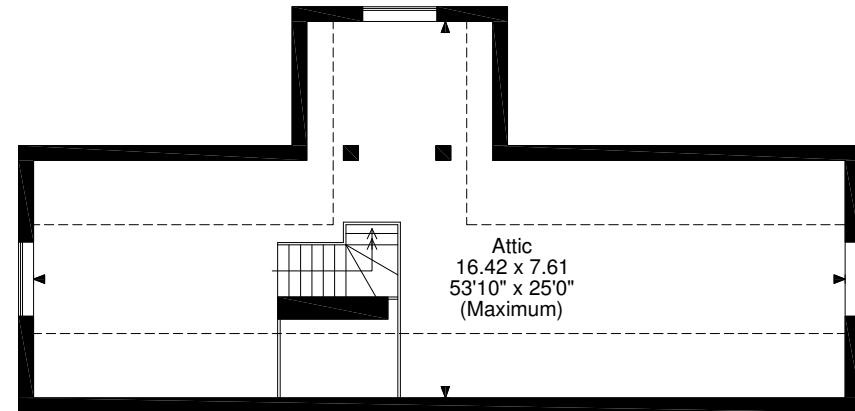
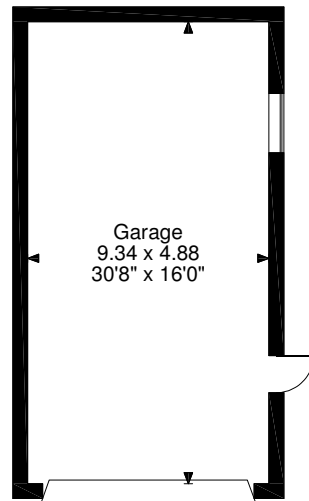
Alongside the house a driveway provides parking and leads to the garage which has an up and over door, and a personal door to the rear garden. A gate from the driveway also opens into the garden. The enclosed, west facing, rear garden is laid to lawn, with two patios, one adjoins the garage and the other is off the Garden Room, both of which offer pleasant seating. The garden features shrub borders and some interesting specimen trees.

LOCATION

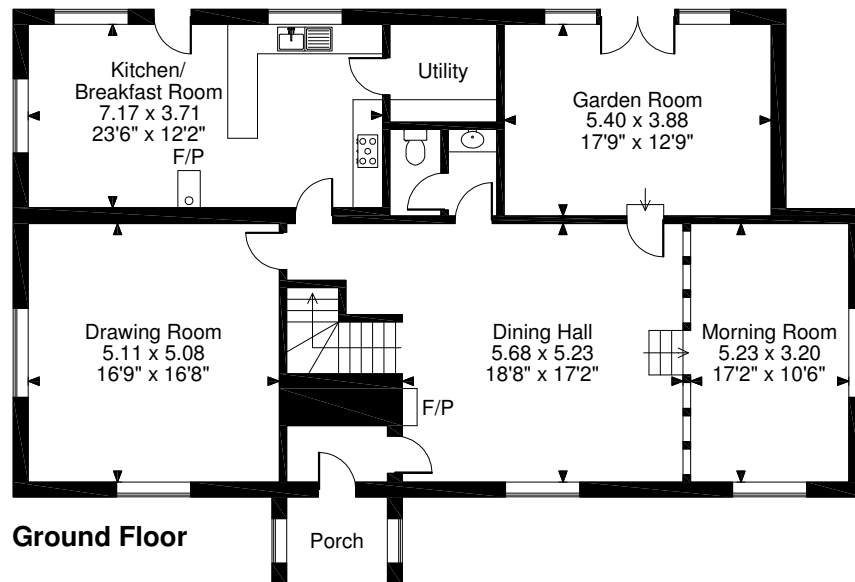
Mendham is situated in the Waveney valley, with good road access to the market towns of Harleston and Halesworth, the commuter hub of Diss and Norfolk County Capital, Norwich. Mendham itself offers facilities which include a Primary School, Church, and public house.



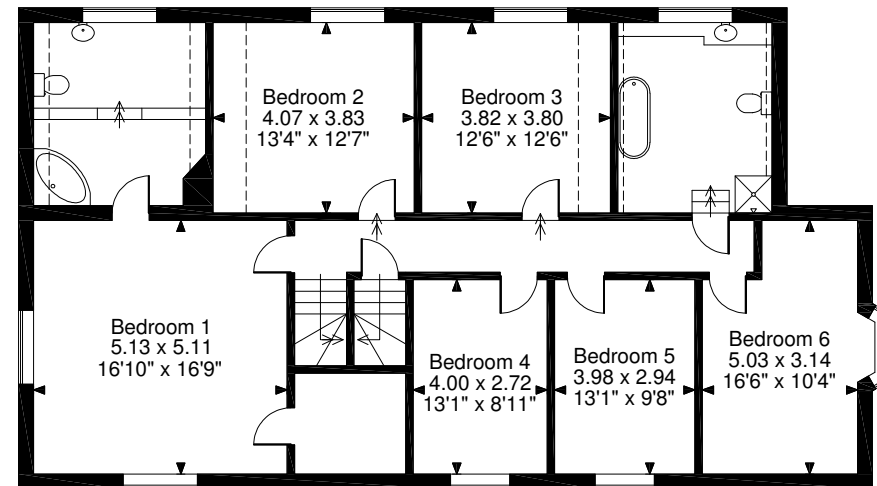
Mendham Hall, Withersdale Road, Mendham, Harleston



Loft Room



Ground Floor



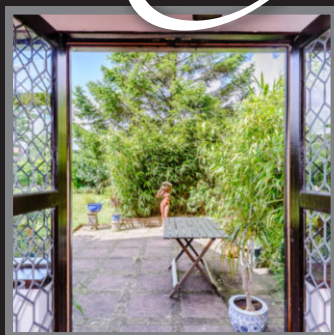
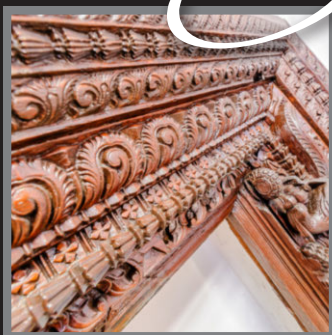
First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8288043/CPP



Mendham Hall is a magnificent Grade II listed home with six first floor bedrooms and a second floor which could readily provide more accommodation if required. Throughout this historic building there are many wonderful features including intricately moulded fire surround, oak parquet flooring, a wealth of exposed timbers and attractive leaded windows. Of particular note on the ground floor is the impressive Dining Hall, with Morning Room alongside while on the first floor there is a super Master Bedroom suite, along with five further bedrooms and bathroom. The second floor has been plastered and provides a great opportunity to add bedrooms, office or studio space or simply be used as storage. The property stands centrally within this small village within the Waveney Valley, externally the manageable garden offers lovely outside entertaining space.

Viewing by appointment with our
Select Consultant on

01603 221797

or email select.norwich@sequencehome.co.uk

5 Bank Plain, Norfolk, Norfolk, NR2 4SF

To view this property's virtual tour,
or to see all our properties, visit

williamhbrown-select.co.uk



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, Home Report or, under former legislation a Home Information Pack, is held for this property, it is available for inspection at the branch by appointment. If you require a printed version, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either verbal or written on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.