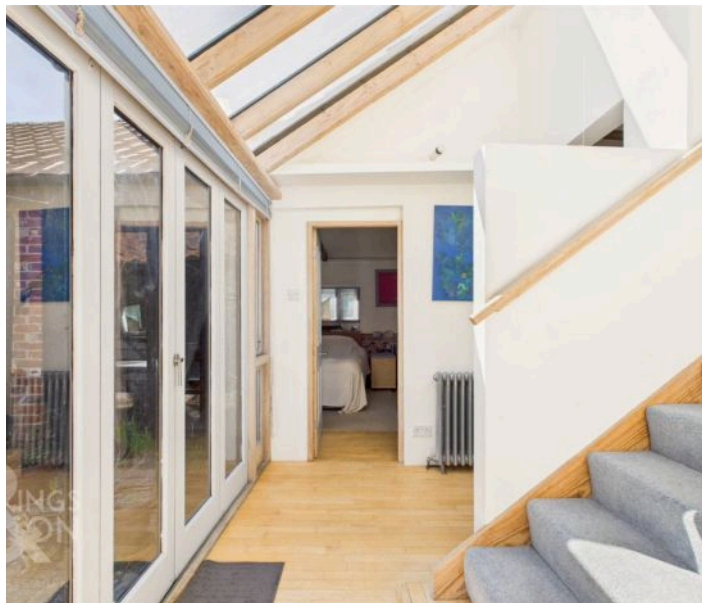




Mendham Low Road, Redenhall - IP20 9QU



Mendham Low Road

Redenhall, Harleston

Nestled within the IDYLIC COUNTRYSIDE SETTING of the WAVENEY VALLEY, this exceptional 5/6 BEDROOM DETACHED BARN CONVERSION epitomises BESPOKE barn style living at its finest. Black Barn boasts an ARCHITECTURALLY DESIGNED interior having been converted and re-built in stages within the past 25 years and dates back, in part to the 16th C and offering FAR REACHING views of the picturesque Waveney Valley. The expansive plot extends to approximately 1 acre (stms) and includes a Paddock and stables, offering a perfect blend of tranquillity and equestrian possibilities. The home itself is virtually 'OFF GRID' offering GROUND SOURCE HEATING, SOLAR PANELS producing a healthy income, and a private water supply via a BORE HOLE providing sustainability. The flexible and cleverly designed internal layout extends to approximately 2000 sqft of living space, including THREE/FOUR RECEPTION rooms, a bespoke kitchen and utility, office space, five/six bedrooms spread across two floors as well as THREE BATHROOMS. The outdoor space is a real selling point and a true delight, featuring a charming and mature garden that envelops the barn on all sides. A paddock adjacent to one side, approaching an acre (stms), complements the formal gardens and offers possible EQUESTRIAN USE. To the front a raised deck can be found providing stunning far reaching views as well as a private enclosed courtyard with pond to the other side of the barn. Lush lawns and thoughtfully curated borders adorn the perimeter,

creating an inviting atmosphere. A gate leads from the garden into the paddock where a tool shed/workshop and stable block can be found. This outstanding property harmoniously combines luxurious living spaces with stunning outdoor amenities, providing an unparalleled opportunity for a discerning buyer seeking a serene rural retreat.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Architect Designed Barn Conversion
- Stunning Rural Location
- Perfect Orientation & Far Reaching Views Of The Waveney Valley
- Impressive & Flexible Internal Accommodation
- Three/Four Reception Rooms With Office Space
- Five Bedrooms Over Two Floors
- Plot Over 1 Acre (stms) with Paddock & Stables
- Efficient Ground Source Heating, Solar Panel & Water Bore Hole
- Over 2000 SQFT Internally (stms)
- Impressive Driveway Parking For Multiple Vehicles

Ideally situated within a rural location overlooking the river Waveney, the property is close to the centre of the vibrant market town of Harleston within a mile. Harleston is filled with an excellent selection of everyday amenities and schooling. Full of character with interesting historic buildings the town also has a Wednesday market with free parking. The town of Diss, just a 15 minutes away offers a range of amenities and a direct train line to London Liverpool Street.



SETTING THE SCENE

A five bar gated access leads from the Low Road onto the shingled driveway which provides plenty of parking off road for at least four vehicles. The plot wraps around the barn with the main entrance door found to the front which partially covered.

THE GRAND TOUR

Entering via the main entrance door to the front you are greeted by a spacious, bright and welcoming hallway flooded with natural with stairs leading to the first floor landing. A practical wooden flooring runs throughout the space as well as double door access to a central external courtyard providing a sheltered place to sit overlooking a pond. The first room to the left of the hall is the office space with a dual aspect and a continuation of the wood flooring. The office could also easily be utilised as a bedroom if needs be and leads through to an inner hallway with ample storage, access to a shower room / w/c with a comfortable ground floor bedroom beyond which offers a triple aspect. The hallway provides access to the sitting room on the opposite side of the hall via inviting double doors. The hallway winds its way around the staircase and offers access to the kitchen/diner as well as the main bedroom on the ground floor. The main bedroom is an impressive room with a vaulted ceiling, an exposed brick wall, double doors onto the courtyard and an en-suite bathroom with roll top bath. The bedroom gives way to a further equally impressive room currently used perfectly as an office. With plenty of natural light, vaulted ceiling, exposed brickwork and three sets of doors leading to outside space, this is a wonderful home office but could of course be another bedroom if required. The kitchen/diner, a bespoke fitted space is in keeping with the barn itself and offers a range of solid wood units with worktops over as well as integrated electric oven and hob. There is then space for various white goods as well as the kitchen table alongside tiled flooring, exposed beams and access to the utility room. The utility houses further units with a second sink and space and plumbing for washing machine alongside the boiler system for the ground floor heating and a door leading to the garden. Off the kitchen you will also find the garden room, a newer addition to the build with a stunning aspect overlooking the garden. This space is currently used as a dining room but is flexible and links back to the main sitting room. The same wood flooring runs throughout these rooms and the sitting room features the best of the barn with exposed timbers, brickwork, a feature woodburner and doors leading out to the raised decking at the front.

Heading up to the first floor landing you will find a double bedroom to the rear with vaulted ceiling and timbers as well as built in storage and an en-suite bathroom with a roll top bath. On the other side of the landing there is a stunning bedroom which is technically the largest in the house and features the best views across the valley. This rooms is filled with natural light and is currently used as an artists studio but is of course a bedroom in the main.

FIND US

Postcode : IP20 9QU

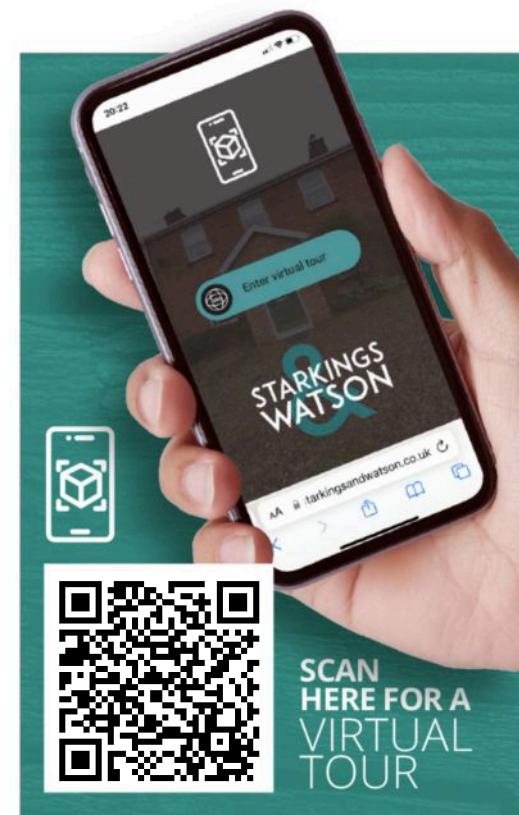
What3Words : ///hosts.notch.manager

VITRUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

Buyers are advised the property is virtually 'off grid' with the benefit of Ground source heating, private drainage via a septic tank, a private water supply via a bore hole utilising a shared pump with the neighbour. In addition there is a full array of Solar panels generating healthy income of approx £2.4PA of transferrable income until 2034. The property is not listed but is within the curtilage of the neighbouring listed property adjacent.







THE GREAT OUTDOORS

The stunning and mature, private gardens with perfect orientation wrap around the barn to all sides with the addition of the paddock to the side which approaches an acre (stms). The formal gardens start to the side of the front door with a raised deck providing wonderful far reaching views across the Waveney Valley. Mature lawns and planted borders span around the side of the barn with an array of planting. To the side there is gate leading into the paddock with access to the tool shed/workshop as well as the stable block to the far end of the paddock. The stable houses a full array of solar panels producing approximately £2.4 PA of payments until 2034 transferrable to the new owner.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

2005 ft²
186.2 m²

Reduced headroom

115 ft²
10.7 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.