



RATSHOLE, BIRCH WAY

MUNDHAM, NR14 6EN



This charming four-bedroom period residence offers a wealth of character and space, including a detached, renovated four-bedroom barn.

The main house is entered via a welcoming hall with stairs leading to the first floor. The ground floor offers a spacious kitchen/breakfast room, a utility/boot room, and a convenient shower room. The family room flows seamlessly into a double-aspect sitting room featuring a wood burner and fully glazed sliding doors that open to the garden. A generously sized bedroom with an en-suite shower room completes the ground floor and has French doors opening directly to the garden.

An especially attractive feature is the detached two-storey barn, thoughtfully renovated to serve as a successful holiday cottage. It includes a sitting room, dining room, kitchen/breakfast room, snug, shower room, four bedrooms, and a bathroom, making it ideal for guests, additional income, or multi-generational living. With its flexible layout, this property offers endless possibilities to suit various lifestyles.



Upstairs, you'll find three double bedrooms, one with an en-suite shower room. The other two bedrooms share a well-appointed family bathroom. Outside, the property enjoys large, mature gardens, along with a number of useful outbuildings. A swimming pool is positioned to the side of the house, providing a lovely area for outdoor relaxation.



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SERVICES

Mains electricity and water are connected. Drainage is to a private system. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

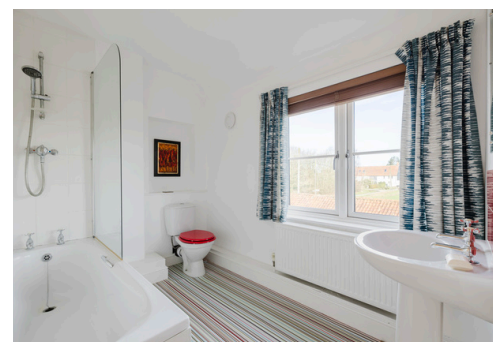
VIEWING

Strictly by appointment with the agent's Beccles Office.

LOCAL AUTHORITY

South Norfolk Council. Council Tax Band F

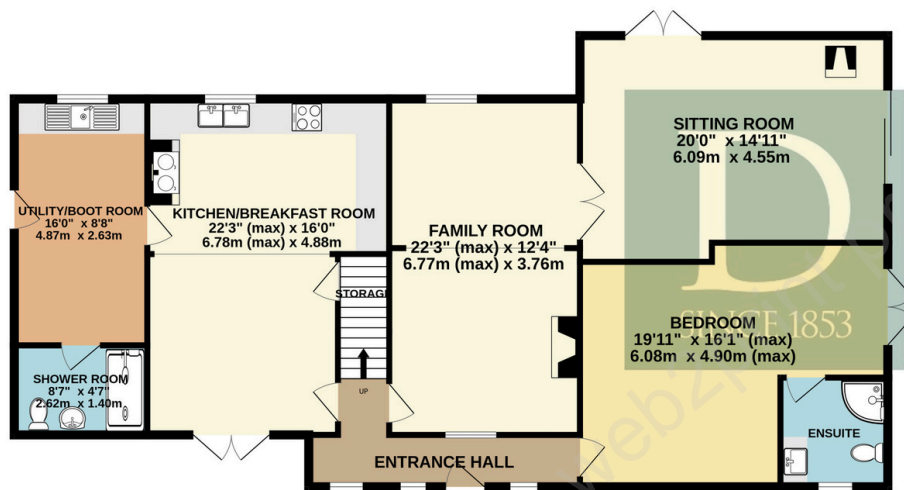




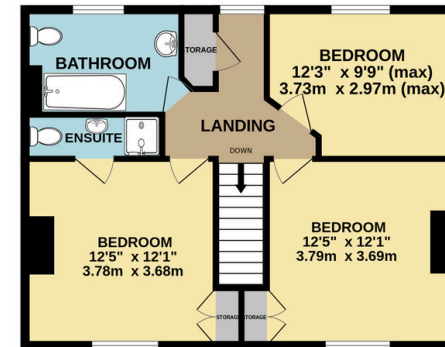
FOUR
BEDROOM
CONVERTED
BARN - INCOME
POTENTIAL!



GROUND FLOOR
1423 sq.ft. (132.2 sq.m.) approx.



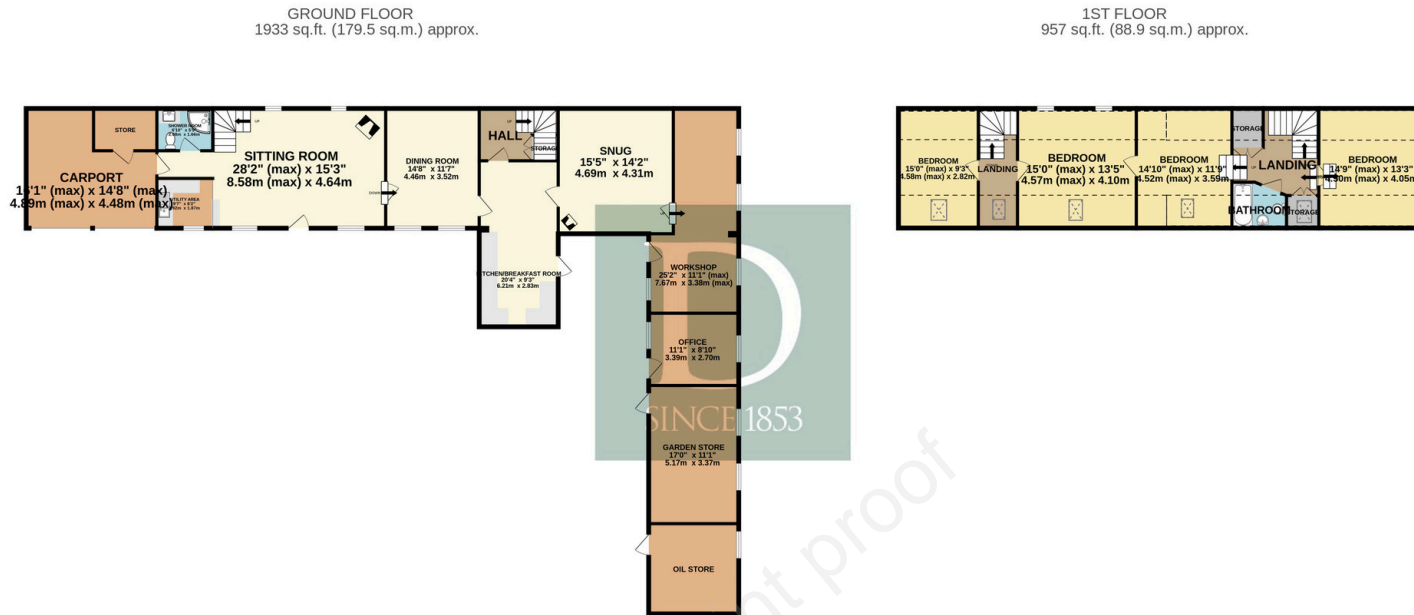
1ST FLOOR
596 sq.ft. (55.4 sq.m.) approx.



TOTAL FLOOR AREA : 2019 sq.ft. (187.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FLOOR PLAN



TOTAL FLOOR AREA : 2890 sq.ft. (268.5 sq.m.) approx.

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