



UPPER BARN

MUNDYS LANE, MENDHAM, HARLESTON, IP20 0PD



An outstanding detached barn conversion of over 4100 sq. ft. including a self-contained 2 bedroom annexe. It is superbly positioned within its elevated plot with 12.2 acres, stabling and stunning far-reaching views.

The property is a substantial and imposing barn conversion that has been extended further by the current vendors and now offers highly versatile and extremely well-presented accommodation. There is the added benefit of a useful self-contained integral 2 bedroom ground floor annexe that would work perfectly for multi-generational living but has previously been used as a holiday let.

The front door opens to a spacious double height entrance hall with central woodburning stove and galleried landing above. Beyond is a delightful sitting room that opens to the stunning triple aspect garden room. To one side of the hall is a dining room which has the internal connection to the annexe. One of the main highlights is the outstanding vaulted kitchen/breakfast/family room which was extended by the current vendors and provides a perfect space for entertaining. The kitchen has been fitted in a comprehensive range of attractive wall and base units and large island. Off the kitchen is charming snug. There is a projecting single storey wing which includes a ground floor bedroom, utility room, office and a shower room future proofing the space within the principal house.

Off the galleried landing on the first floor is a spectacular principal bedroom suite. At the heart of it is a beautiful vaulted bedroom area with full glass gable end and panoramic views. There is a luxury ensuite and a dressing room. There is a spacious guest bedroom suite and a further double bedroom and a family bathroom with rolltop bath. The self-contained annexe provides an excellent addition with a sitting room opening to the garden, dining room that connects with the kitchen and two bedrooms plus a shower room.

The property is approached via a long sweeping driveway that passes the lawn and paddocks and culminates in a large parking area at the front of the property. There is a triple garage building with one being converted into a studio/workshop. The drive continues round to the equestrian yard which consists of a stable block with menage beyond.

There is a large garden area that wraps around the property and is laid mainly to lawn and bordered by established hedging and a pond to one side. The remainder of the land is divided into paddocks. The property is surrounded by open countryside and is afforded superb far reaching-views due to its elevated position.



6



6



5



12.2
acres



12
miles



EPC









THE ANNEXE



THE ANNEXE



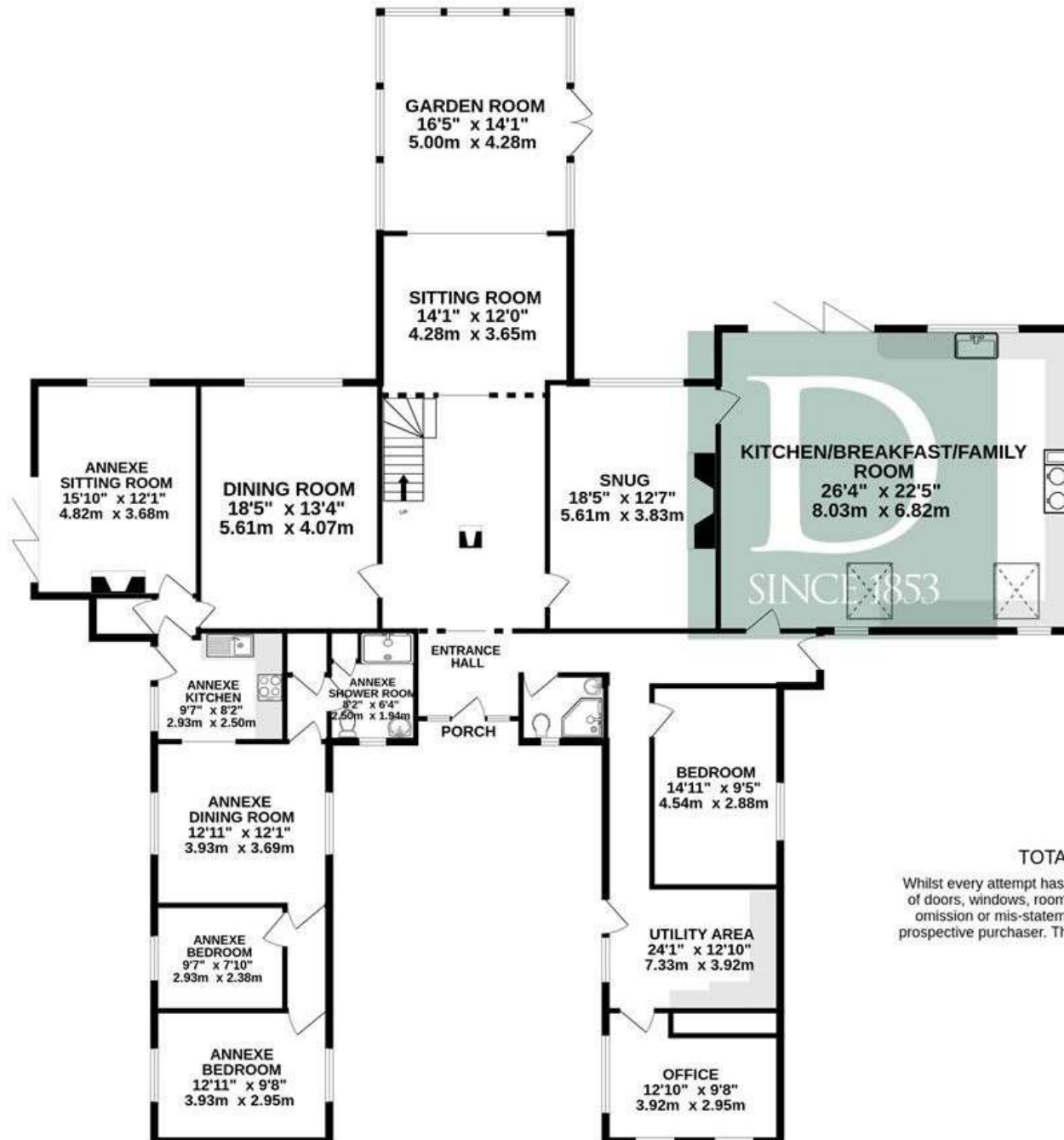
THE ANNEXE



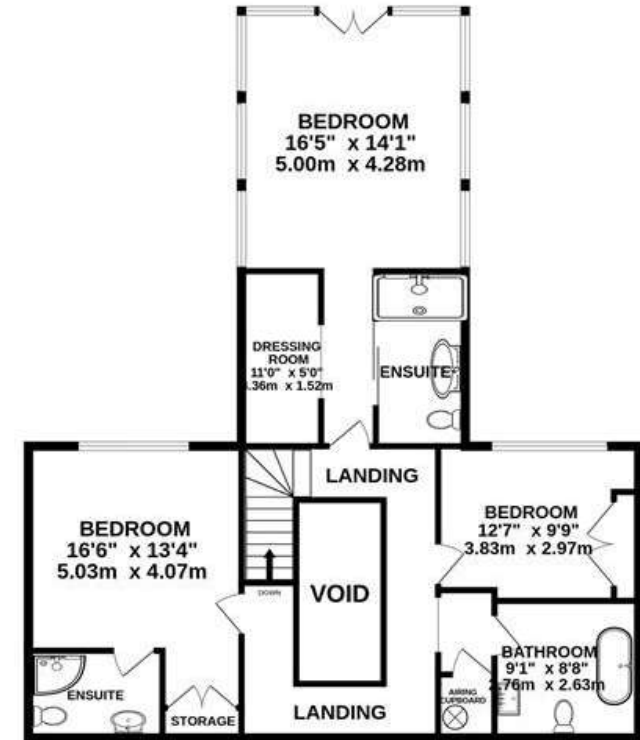




GROUND FLOOR
3020 sq.ft. (280.5 sq.m.) approx.



1ST FLOOR
1089 sq.ft. (101.2 sq.m.) approx.



TOTAL FLOOR AREA : 4108 sq.ft. (381.7 sq.m.) approx.

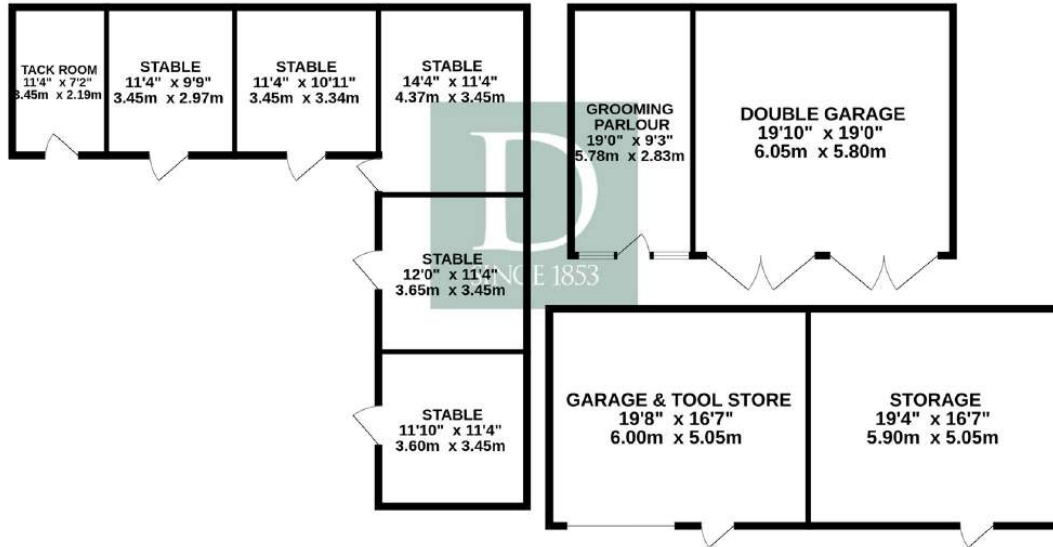
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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GROUND FLOOR 1946 sq.ft. (180.8 sq.m.) approx.

TOTAL FLOOR AREA: 1946 sq.ft. (180.8 sq.m.) approx.

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LOCATION

Located on the Suffolk bank of the River Waveney is the attractive village of Mendham. The village boasts the highly rated Sir Alfred Munnings Pub and also benefits from a popular primary school. The thriving market town of Harleston is approx. 2.8 miles away with many historical buildings and an excellent range of independently owned shops along with a supermarket, doctors, dentists and veterinary surgery, schools, two hotels, a number of cafes, restaurants and pubs. There is a strong sense of community with many events going on within the town all year and lots of local clubs, organisations and activities.

SERVICES

Oil fired central heating. Radiators log burner, and underfloor heating system. Drainage via private treatment plant. Mains water and electricity. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

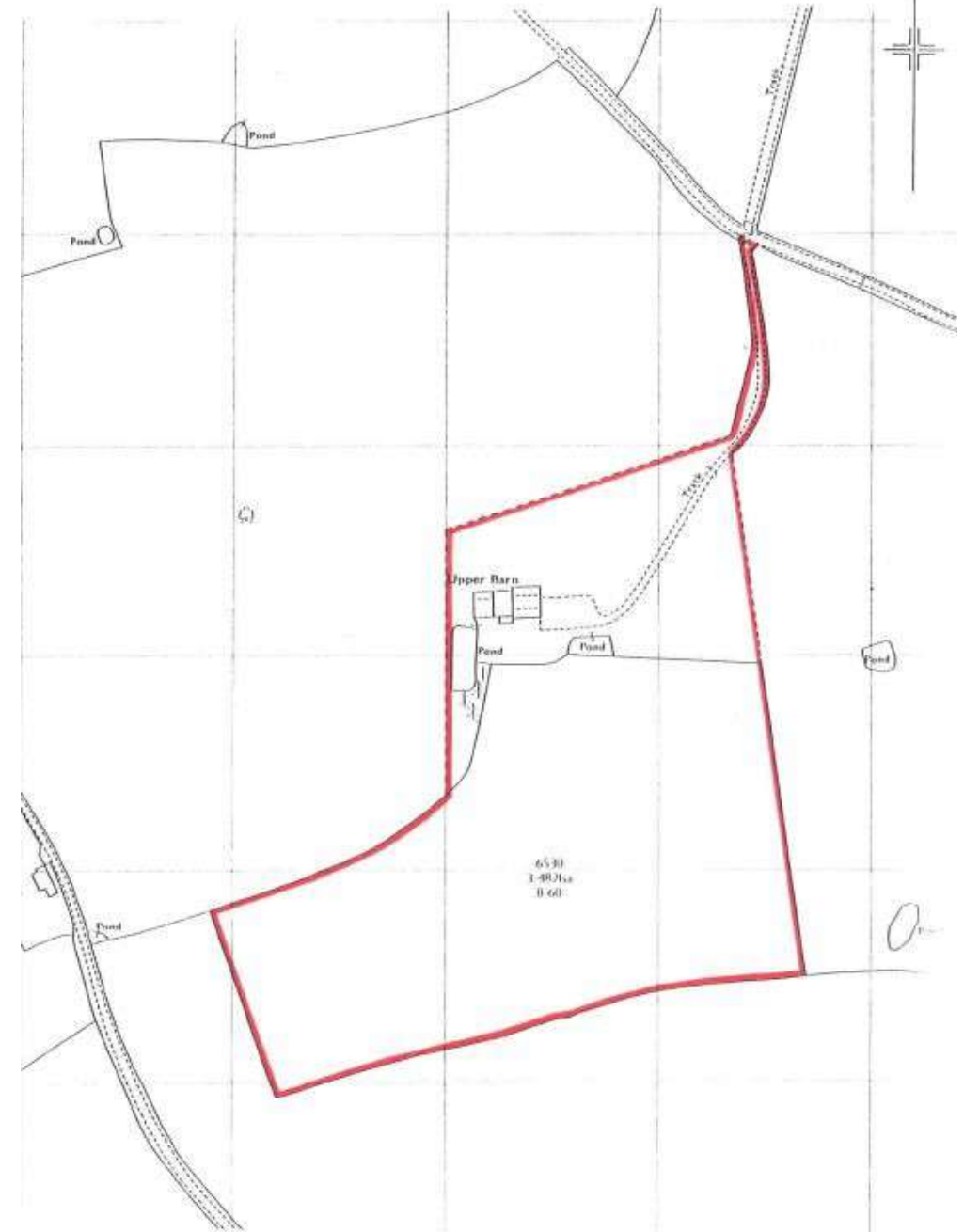
LOCAL AUTHORITY

Mid Suffolk District Council. The main house is tax band E, and the annexe is tax band A.

ENERGY RATING

The main house has an Energy Rating of E, and the Annexe also has an Energy Rating of E.

The boundaries shown by dotted lines have been plotted from the plans on the deeds. The title plan may be updated from later survey information



DURRANTS

SINCE 1853

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