

Thorpe Hall, Mendham, Harleston IP20 0LX
Offers in Excess of £1,000,000

DURRANTS
SINCE 1853





Thorpe Hall is wonderfully situated in this idyllic countryside setting surrounded by the undulating farmland of the scenic Waveney Valley.

The Property Thorpe Hall is an historic country house Listed as Grade II indicating a property of architectural or historical importance, its origins date back to the 16th Century. It is thought that a residence has stood on this site as far back as 1100 AD. The present owners of 24 years have created a beautiful and functional country property, actively breeding and raising horses and other livestock. Thorpe Hall is a notable house displaying classic features of quality timber frame with oak beams, original pamment flooring and wide oak boards, two impressive inglenook fireplaces and Elizabethan octagonal chimney shafts.

Essentially, 14 principal rooms offer generously proportioned accommodation with high ceilings extending to around 5,600 sq.ft., arranged over three floors (as detailed in the floor plans). The gracious reception rooms and bedrooms enjoy

a pleasant aspect over the formal gardens and grounds, whilst the top level rooms take in far reaching views across the surrounding countryside. A circular driveway brings you to the central entrance opening into a fine reception hall. The drawing room is double aspect displaying revealed original studwork and impressive inglenook fireplace with bressumer. The hall and second reception room both have open fireplaces. A large farmhouse style kitchen has a solid fuel Aga inset to a brick alcove alongside a boiler room and original bread oven. The kitchen combines a dining area and has a further door accessing the drive and parking area. Four nicely proportioned first floor bedrooms are served by two bathrooms, each fitted with quality white suites. Two separate oak staircases rise to the second floor featuring two further bedrooms sharing a shower room along with a room presently used for storage.

 7
  3
  3
  13 acres
  11mil
 





The Grounds

Historic and ornate black wrought iron gates open onto a sweeping hedge and tree lined drive that circles the house. There are two separate fenced fields lying to the North, West and South with gated access. Thorpe Hall sits privately amidst beautifully kept formal gardens including an ancient moat and secret walled garden. Under the present ownership several areas of woodland have been planted to preserve the natural bird and wildlife and there are several ponds around the grounds. Adjacent to the main driveway entrance is a garage/workshop currently serving as office space. Overall the grounds of Thorpe Hall extend to approximately 13 acres (5.2 ha) and retains ownership of all boundary hedges and ditches.

AGENTS NOTE

1. A public footpath runs through the field to the eastern side of the property away from the house.
2. Thorpe Hall water main also supplies two neighbouring properties.
3. Thorpe Hall is being sold with approximately 13 acres, the remaining 6 acres plus dilapidated farm buildings are being retained by the present owners. The retained part has a completely separate entrance, away from the main house.
4. Note part of Hunters Lane is included in Title SK154598. A copy of the Land Registry plan is held at the agents Harleston office.

LOCATION

The house is hidden from view at the end of a hedge lined drive off Hunters Lane, a little used minor road. Whilst having this rural seclusion, amenities are not far away in the market towns of Harleston

(approx. 4 miles) and Halesworth (approx. 8 miles) which both offer a surprising number of independent specialist shops and businesses providing a wide variety of goods and services. Diss is a bustling market town situated 14 miles (approx. 20 minutes) South on the Norwich to London Liverpool Street mainline, a train journey to London scheduled to take around 90 minutes. The Waveney Valley is an area of outstanding natural beauty, offering a wide array of recreational pursuits. A network of quiet country lanes around Thorpe Hall are ideal for horse riding, walkers and cyclists.

Withersdale Church is an important and historic church and there is a box pew in the church for use by the owners of Thorpe Hall.

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 852217.

SERVICES

Oil fired central heating. Private water connections, Septic tank drainage. Mains electricity. *(Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).*

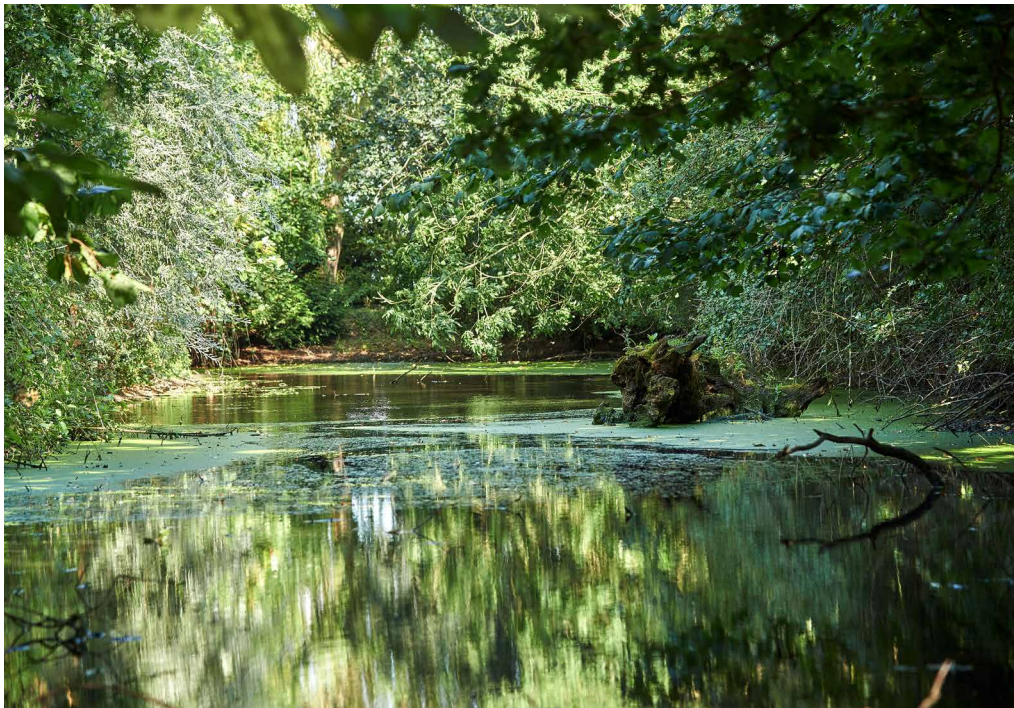
LOCAL AUTHORITY

Mid Suffolk District Council

Council Tax Band - G

BUILDING CONSULTANCY

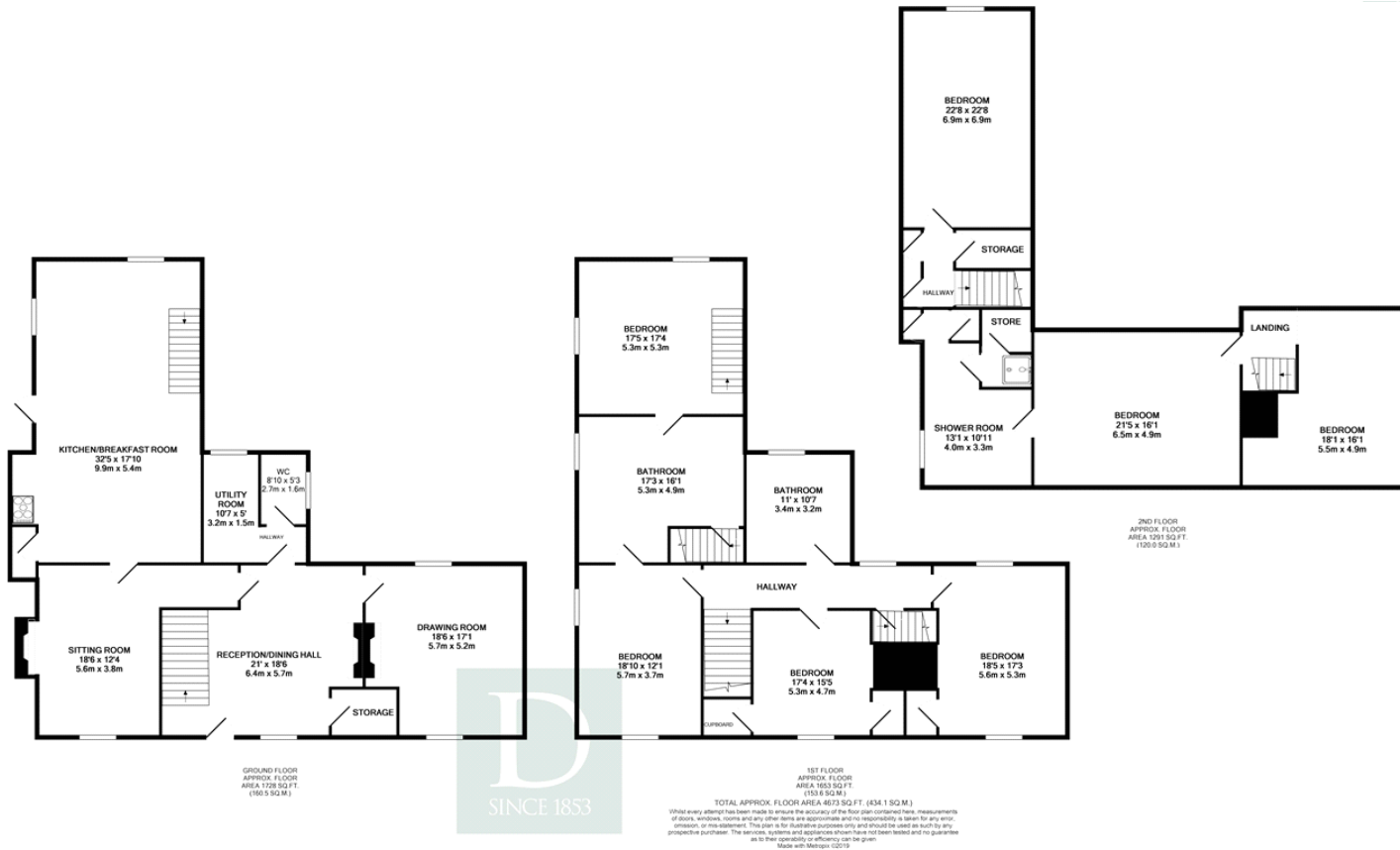
Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations and project management - please contact the team directly quoting Thorpe Hall, Mendham.







FLOOR PLAN



LOCATION MAP



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

IMPORTANT NOTICE

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1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

CONTACT US

Durrants, 32-34 Thoroughfare,
Harleston, Norfolk, IP20 9AU

Tel: **01379 852217**

Email: harleston@durrants.com