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This aerial photograph captures a rural estate. In the center, a white two-story house with a red-tiled roof and two chimneys stands next to a long, dark-colored outbuilding, also with a red roof. A rectangular swimming pool is situated in the garden between the main house and a smaller outbuilding with a grey roof. The property is bordered by a dense line of trees on the left and a road on the right. Beyond the road, a large field of mature corn stretches towards the horizon. The background shows more green fields and distant buildings under a blue sky with scattered clouds.

Ash Tree Farm

Mundham, NR14

"What I love most about Ash Tree Farm is the sense of space and possibility. The annex, outbuildings and gardens give it a versatility that's genuinely hard to find, whether for family, work or lifestyle."

Samuel Le Good | Partner





Introduction

Set within approximately 1 acre of gardens in a peaceful rural hamlet, Ash Tree Farm is a wonderfully versatile country home offering character, space and rare flexibility. The main farmhouse is complemented by a detached, two-storey converted barn currently arranged as a successful holiday let together with further outbuildings including a workshop, office and stables.

With its separate entrances, private courtyard and generous accommodation, the annex presents an excellent opportunity for multi-generational living or income generation. The gardens, outbuildings and rural setting complete a home ideally suited to lifestyle buyers seeking space, tranquility and potential.

The Main House

Extending to around 2,200 sq. ft, the main residence provides an inviting combination of period charm and practical family living. The entrance hall leads into a well-appointed kitchen/dining room, flowing naturally into a spacious utility and boot room with an adjoining shower room.

A welcoming family room opens through to the sitting room, where double-aspect doors frame the gardens and a wood burner creates a cosy focal point. The ground floor also features a principal bedroom with its own en-suite and direct access to the garden.

Upstairs, the first floor offers a second en-suite bedroom, two additional bedrooms and a family bathroom, an arrangement well-suited to both families and guests.

The Annexe and Outbuildings

The detached two-storey barn has been thoughtfully converted to create a fully self-contained home. Arranged around a private, fenced courtyard with its own parking, the annex offers exceptional flexibility. The ground floor provides a kitchen/dining room, sitting room, snug, dining room and shower room, while the first floor hosts four generous bedrooms. With two independent staircases, the layout lends itself to reconfiguration into two separate dwellings if desired.

Adjacent to the annex is another barn currently used as an office, workshop and storage space, together with a set of stables, ideal for hobbies, business use or further lifestyle potential.

Grounds and Lifestyle

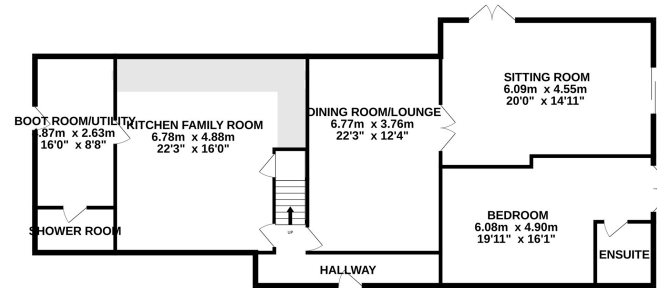
The grounds extend to approximately 1 acre, offering sweeping lawns, mature trees and thoughtfully placed terraces designed for outdoor dining and quiet retreat. The setting provides a wonderful sense of seclusion, while remaining conveniently close to the popular towns of Loddon and Beccles.

For buyers seeking space for animals, homeworking, storage or creative projects, the combination of gardens and outbuildings offers unrivaled versatility.

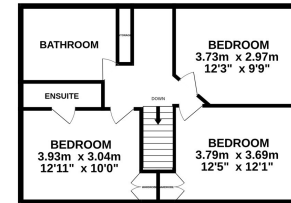




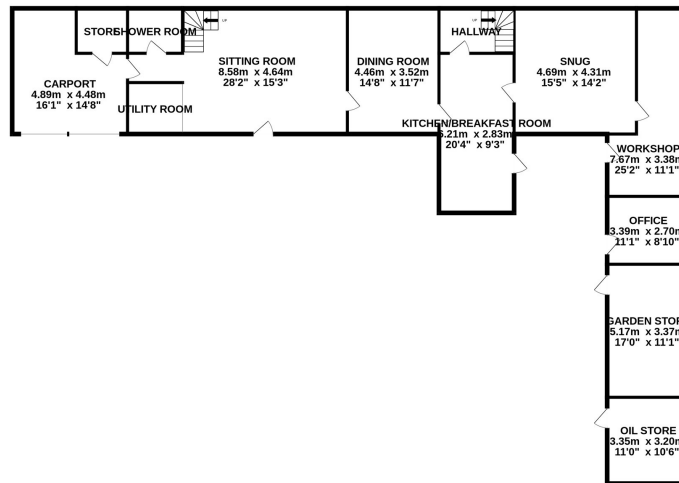
GROUND FLOOR



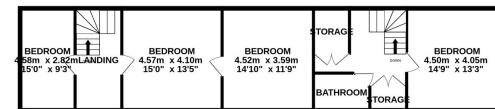
1ST FLOOR



GROUND FLOOR



1ST FLOOR





Location

Ash Tree Farm sits within the rural hamlet of Mundham, a peaceful setting with a strong village feel. Nearby Seething offers a primary school and village hall, while Loddon (around 2.5 miles) provides restaurants, pubs, a chemist, library and medical facilities. Set close to the Southern Broads, Loddon offers direct access to the River Chet and is popular for boating, walking and fishing.

The picturesque market town of Beccles lies about nine miles away and offers excellent shopping and transport links. Around five miles from the property, Bungay provides a further selection of amenities including supermarkets, independent shops, cafés, schools and a well-regarded sports centre.

Families

Ash Tree Farm is particularly well-suited to families seeking space, security and a welcoming atmosphere. The surrounding hamlet enjoys a friendly community.

With generous gardens, quiet lanes and access to excellent schools in Loddon, Beccles and Bungay, the location offers an ideal balance of rural living and everyday convenience. Families can enjoy the freedom of the countryside while remaining connected to vibrant nearby towns and their wide range of activities, clubs and facilities.

Nearby St Peter's Church adds to the sense of community, offering a warm and welcoming place for families to connect.





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Agent's Details



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