

16 Studio
Corner The Street
Mendham
Harleston



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16 Studio Corner The Street

Price Guide £280,000

The spacious village home with enormous potential

Tucked away in the peaceful rural village of Mendham, just a stone's throw (25 metres!) from the much-loved Sir Alfred Munnings Hotel & Restaurant, this substantial three-bedroom home presents a rare opportunity to embrace country living—with scope to improve, extend and truly make it your own.

Approached via a generous plot with an established front garden, the property enjoys ample off-street parking, plus the added bonus of a Tesla EV charger on the driveway—ready for modern eco-conscious living.

The home sits on an impressively wide plot, offering clear potential for side or rear extensions, a garage addition, or the creation of a garden room or office., stpp. A brick-built workshop and generous timber sheds provide additional storage or conversion potential, and the rear garden is a real showstopper: well-fenced, with mature planting, lawns, decking, greenhouse, and even direct views over the adjacent school playing field.

Inside, the accommodation is well-proportioned and ready for cosmetic updating. Downstairs includes a dual-aspect lounge diner, a separate dining room (ideal as a home office or ground-floor bedroom), a kitchen with utility lobby, pantry, and downstairs WC. Upstairs, you'll find three good-sized bedrooms—two generous doubles and a versatile single—plus a family bathroom and useful linen cupboards.

Mendham offers a quintessential village atmosphere, surrounded by beautiful Suffolk countryside. It sits conveniently between Harleston (5 mins) and Halesworth (15 mins)—both market towns with a full range of shops, cafes, and schools. For commuters, Diss station is a short drive away with direct rail links to London Liverpool Street.

Enjoy a stroll to nearby footpaths and bridleways, or simply pop along the road to the pub for a Sunday roast. This is a home that offers peace and potential in equal measure.

Agents notes...

A pre-recorded walkaround tour is available for this property

New EPC to follow

Local Authority
Mid Suffolk

Council Tax Band B

EPC Rating C



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