



CHAPEL WELL COTTAGE

WITHERSDALE ROAD, MENDHAM. IP20 0JB



A charming 1 bedroom detached converted chapel with delightful garden along a meandering country lane.

A charming detached 1 bedroom home, converted from a former chapel and in recent years has been run as a popular holiday let. It is located in an idyllic position along a meandering country lane on the outskirts of the charming village of Mendham, famed for being the home of historic famous painter Alfred Munnings.

Glazed double doors open to the vaulted double aspect sitting room with feature fireplace. A door leads to the kitchen which is fitted in a range of farmhouse style units and stable door to the garden. There is a useful utility/store room off the kitchen. Off the sitting room is an inner lobby that gives access to the double bedroom and bathroom. Externally the property is approached from the road via a gravel driveway providing parking for several vehicles. The gardens are a delight and laid principally to lawn with an area dedicated to growing vegetables on the other side of the drive. There is a charming outbuilding to the rear of the property with original period range and fireplace. The property has lapsed planning permission from 1988 for an extension and a garage.

LOCATION

Located on the Suffolk bank of the River Waveney is the attractive village of Mendham. The parish includes the hamlet of Withersdale Street. Central to Mendham is the Sir Alfred Munnings Pub. 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, a primary and secondary school both of which have Good Ofsted ratings, two hotels, a number of cafes, restaurants and pubs.

SERVICES

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

LOCAL AUTHORITY

Mid Suffolk

VIEWINGS

Viewing is strictly by arrangement with the vendors' agent Durrants, please contact us to arrange on 01379 852217.

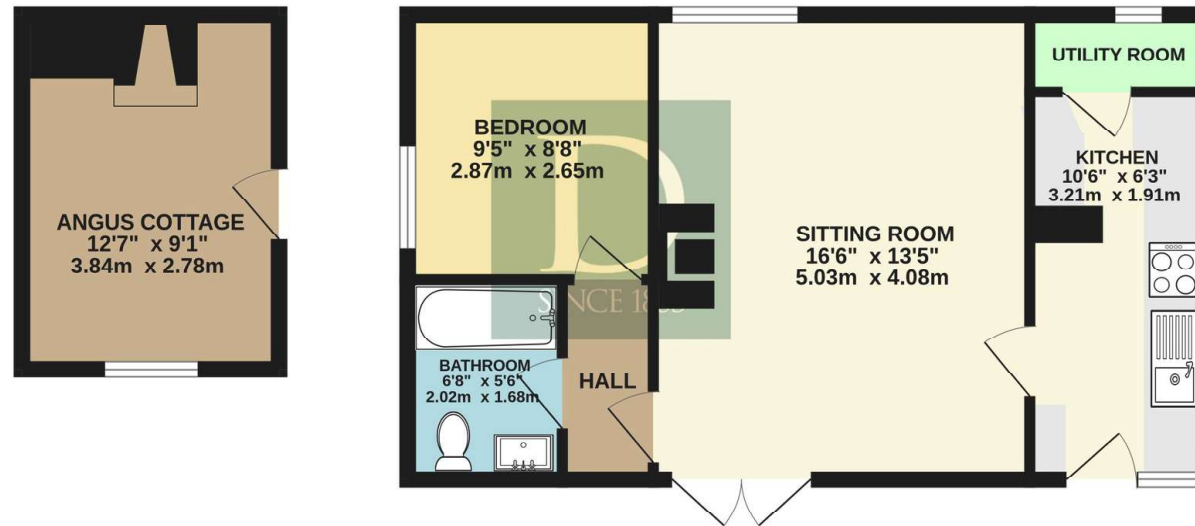




PERIOD CHARM

FLOOR PLAN

GROUND FLOOR
559 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA : 559 sq.ft. (51.9 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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