

16 Studio
Corner The Street
Mendham
Harleston



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Price Guide £270,000

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

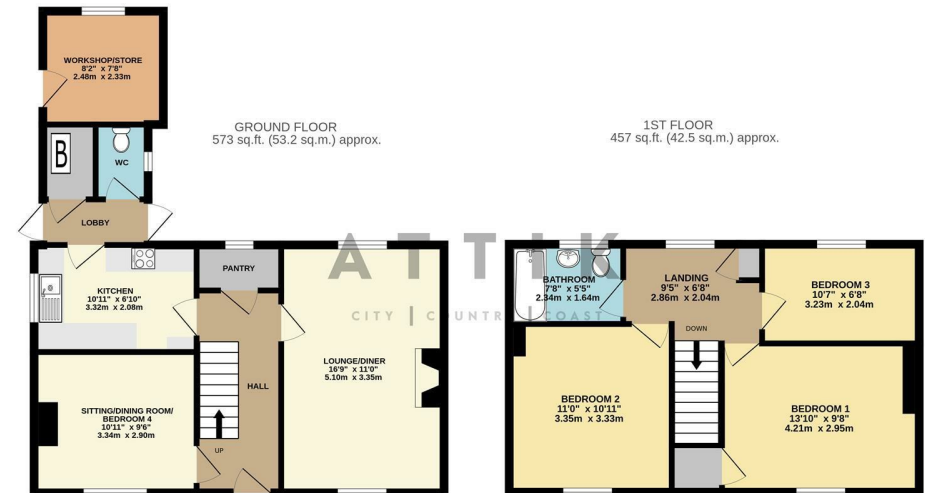
New EPC to follow

Local Authority

Mid Suffolk

Council Tax Band B

EPC Rating C



TOTAL FLOOR AREA: 1030 sq.ft. (95.7 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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