



Denny's Hill | Mendham | Harleston | IP20 0NP

Guide Price £625,000

DURRANTS
SINCE 1853

Key features

- Charming 19th-Century Period Origins
- Extensive Outbuildings (2,900+ Sq. Ft.)
- Exciting Modernisation Project
- Flexible Dual-Staircase Layout
- 4-Bedroom Accommodation
- Generous Living Spaces
- Practical Utility & Extra Bathrooms
- Abundant Parking Facilities
- Development & Lifestyle Potential
- Approx 1 acre plot sts

Description

A characterful four-bedroom period residence offering immense potential, set within mature grounds of approx 1 acre with an exceptional range of versatile outbuildings.



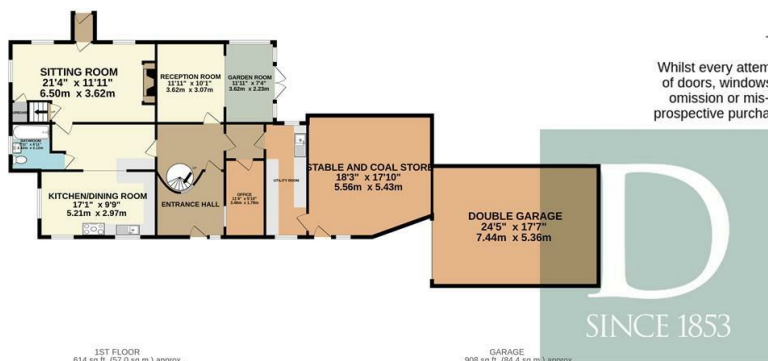
Directions





Floor plans

GROUND FLOOR
1893 sq. ft. (175.9 sq.m.) approx.



TOTAL FLOOR AREA : 4451 sq.ft. (413.5 sq.m.) approx.

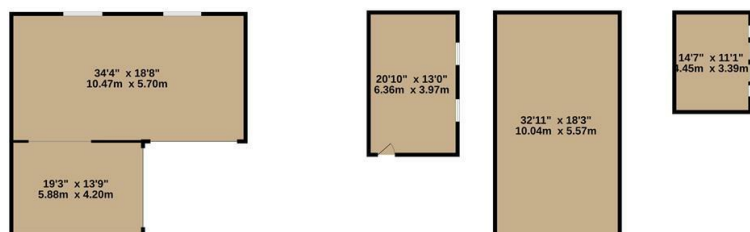
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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1ST FLOOR
614 sq.ft. (57.0 sq.m.) approx.

GARAGE
908 sq.ft. (84.4 sq.m.) approx.

OUTBUILDINGS
1036 sq.ft. (96.2 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		39	72
<i>Not energy efficient - higher running costs</i>			

England & Wales EU Directive 2002/91/EC



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