

*A six bedroom house, ideal for dual family occupation, with almost 3.5 acres, in a stunning, standalone position at the end of a no-through lane.*



#### Guide Price

£925,000

Freehold

Ref: P7819/C

#### Address

Grove End House  
Mendham  
Suffolk  
IP20 0LX



**House** - Boot room, utility room, kitchen, dining room, sunroom and sitting room. Two first floor double bedrooms, en-suite cloakroom, family bathroom and further cloakroom. Two second floor bedrooms and loft space.

**Annexe** - Hallway, kitchen, dining room, sitting room and downstairs shower room. Two first floor double bedrooms and en-suite bathroom.

Lovely grounds extending to nearly 3.5 acres which include ample parking and extensive outbuildings including triple bay garage, further two-bay garage with car port, summerhouse, games room, garden sheds, greenhouses and wood stores.

#### Contact Us



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And at The London Office  
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## Location

The property is situated in an outstanding, rural location, at the end of a small country lane. There are countryside views to all sides and footpaths giving access to lovely walks across the area. The centre of the village of Metfield is 1.5 miles with the centre of Mendham 2.5 miles. Here there is a country pub, The Aldred Munnings and a primary school. Nearby towns include Harleston, Eye and Diss, which is approximately 20 minutes from the property. All have an excellent range of facilities including schooling, shops and supermarkets. There is access to the A140 trunk road, which is about 10 miles away linking onto the A14, A12 and major motorway networks beyond. Diss has direct line services to London Liverpool Street Station. The coast at Southwold is approximately 18 miles.

## Description

The core of Grove End House is a period dwelling of timber frame construction. Brick extensions have been added in more recent decades and there is a mixture of historical charm along with practical, modern improvements. The property has the great advantage of not being Listed and the vendors have carried out excellent improvements and general maintenance to the property during their ownership. It is currently laid out as a house with an adjacent, spacious annexe and whilst some interested parties may look to use it as a six bedroom house, others may use it for additional family, or as a holiday let.

**The House** - A door leads to a boot room that has cupboards. There is a window to one side, a door to the kitchen and a further door to the utility room. This was refurbished in 2023 and has high and low-level wall units along with a worksurface, sink, space and plumbing for a washing machine, WC and west facing window. The kitchen has a south facing window with views over the front garden. It is fitted with high and low-level wall units with woodblock work surfaces and a two-bowl butler sink. There is space and plumbing for a dishwasher, fridge and electric oven. In addition is a two-oven electric Aga. A door opens to an inner hallway and double doors open to the sunroom. This has wall to wall south facing windows with views over the front gardens as well as a door to the exterior. There is tiled flooring, a door to the annexe and French doors opening to the dining room. This has a north facing window overlooking the driveway and a door to the inner hallway. From here there are stairs to the first floor landing as well as built-in cupboards and a door to the sitting room. This is a dual aspect room with east and west facing windows. There are exposed beams and studwork as well as a brick fire with woodburning stove, flanked on one side by a shelved alcove. The landing has a north facing window, stairs to the second floor, a built-in airing cupboard with hot water cylinder and slatted shelving, a door to the annexe and further doors to the bedrooms and bathroom. Bedroom one is a triple aspect room where there are two cleverly crafted mullion windows with fine views, along with a further window. There is access to an en-suite cloakroom with WC, handwash basin, cupboards and a west facing mullion window. Bedroom two is a dual aspect double with south and east facing windows overlooking the front garden. It has exposed timbers. Also on the first floor is a cloakroom with WC, handwash basin and south facing window, along with a family bathroom comprising a roll top bath, shower, handwash basin and south facing window with views over the front garden. From the second floor landing is access to the useful loft storage area and doors to bedrooms three and four. Bedroom three has a vaulted ceiling and north and west facing windows with lovely countryside views. Bedroom four, again has a vaulted ceiling and west facing window.



**The Annexe** - This can be accessed from both the ground and first floor of the house meaning it can easily all be used as one dwelling. A main door to the rear of the house leads to a hallway. Stairs rise to the first floor landing and doors lead off to the annexe kitchen, sitting room and downstairs shower room. This comprises a WC, shower, handwash basin and recess with space and plumbing for a washing machine. It has a north facing window. The kitchen has high and low-level wall units with an integrated freezer, fridge and double electric oven. There are woodblock and granite worksurfaces and a stainless steel sink, hob and extractor fan. It enjoys east facing views over the garden. A door leads into the sitting room. This is a well proportioned and spacious room with a central brick fire with woodburning stove. It has a south facing window overlooking the front garden, a door to the sunroom of the house and a further door to the annexe dining room. This is a dual aspect with south facing window and east facing glazed door to a patio. Stairs from the annexe hallway rise to the first floor landing. Here there is an airing cupboard with hot water cylinder and an adjacent wardrobe. Doors lead to the main house and two annexe bedrooms. The principal double bedroom enjoys a southerly view over the front garden and has access to a en-suite bathroom. This has a WC, handwash basin with cupboard below, bath and east facing window. The second bedroom is also a good size dual aspect double with north and east facing windows with garden and field views.

### Outside

The property is approached at the end of the small no-through lane via a driveway that is bordered by cherry trees on both sides. This leads to the first range of garages which are of timber construction on a brick plinth with weatherboarded elevations under a tiled roof. A central car port measures 19'2 x 9'5 and on either side of this are garages with double doors to the front measuring 18'11 x 9'2. Beyond is a triple bay garage, again of timber construction on a brick plinth with weatherboarded elevations. It measures 24' x 18'. Adjacent is a large area of off-road parking and the drive continues to the rear of the house to where there are a further range of useful buildings including greenhouses and summerhouse with field views that measures 9'4 x 7'4, and has power connected. In addition is a bin store and shed that measures 12'1 x 7'1. Adjacent to this is a games room that measures 19' x 15'9. This has power connected and windows overlooking the front garden. Next to this is a chicken run and a large timber store which measures 15' x 12'.

The gardens surround the dwelling and on the southern side of the house is a large patio area which wraps around the eastern side where there is a further greenhouse and garden shed. The garden is predominantly laid to lawn with an abundance of trees, shrubs, vegetable garden and flowerbeds as well as meadows. In addition is a well stocked orchard with apple, pear, plum and greengage trees. In all, the grounds extend to just under 3.5 acres.



# THE HOUSE













# THE ANNEXE









# Grove End House, Mendham

Approximate Gross Internal Area = 320.2 sq m / 3447 sq ft





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*Viewing* Strictly by appointment with the agent.

*Services* Mains electricity. Mains water (whilst a mains supply, this comes across the field from a neighbour's supply and they charge at the prevailing rate using the property's sub-meter). Sewage treatment plant. Oil-fired central heating (separate oil-boilers and hot water tanks for both the house and annexe).

*Broadband* To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

*Mobile Phones* To check the mobile phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

*EPC* Rating - **House** = E - **Annexe** = D (Copy available from the agents upon request).

*Council Tax* - **House** Band E = £2,631.08 - **Annexe** Band B = £1,674.32 payable per annum 2025/2026

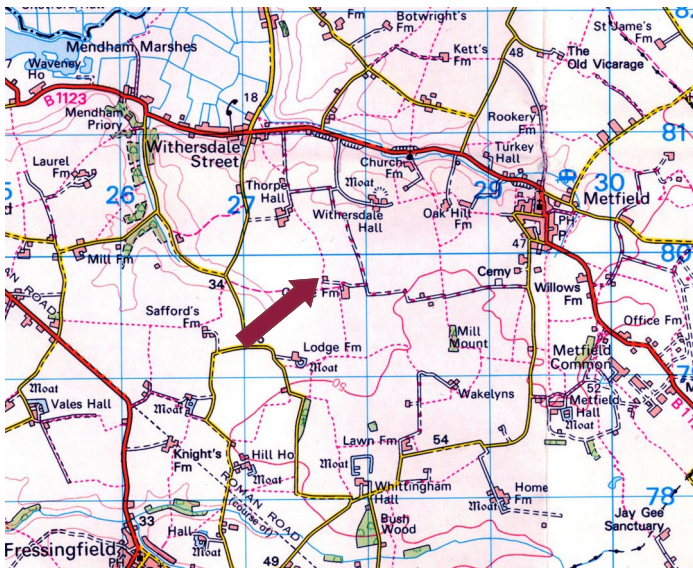
*Local Authority* Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0345 6066067

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#### **NOTES**

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.
3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.
4. A bridleway runs along the southern boundary of the property. The farmer also has a right of way along the track/bridleway to access their farmland.
5. A buyer should check with their proposed mortgage company that they will lend on a property that has an annexe.

**March 2026**



## Directions

Heading north on the B1116 in to Fressingfield, pass the Swan public house on your right and turn immediately right signposted to Metfield. From this point head out of the village for 0.75 miles before turning left, again signposted Metfield. Continue along this road following signs to the village and just before entering the village, turn left onto Hunters Lane. From this point proceed for just under a mile before turning left onto Grove Lane (unsigned) and the property can be found at the end of the lane.

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