



Withersdale Road | Mendham | IP20 0JB

Offers Over £630,000

twgaze

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A distinctive Grade II Listed home in the heart of Mendham, once the home of the artist Sir Alfred Munnings. Mendham Hall is full of period character and charm, with over 4,300 sq. ft of accommodation, including a magnificent main hall, generous reception rooms, six bedrooms and a unique Arabian-inspired bathroom. Set within a private walled garden in a quiet friendly village, the house combines historic character features with a sense of creativity and individuality.

- Grade II Listed period home with historic connections
- Striking main hall with mezzanine level and parquet flooring
- Substantial garage with inspection pit and driveway parking
- Six bedrooms including a luxurious principal suite
- Character features throughout including beams, leaded windows and fireplaces
- Mainline rail services from Diss to London Liverpool Street in around 90 minutes

Location

Mendham is a peaceful and attractive village set amongst the gentle countryside of the Norfolk and Suffolk border. It has a welcoming community with a primary school and a busy village hall which hosts a range of regular activities such as Pilates, judo and line dancing, along with a calendar of social events throughout the year. The village pub, The Sir Alfred Munnings, takes its name from the celebrated artist who was born and raised here and once lived at Mendham Hall itself.

Nearby market towns provide a good range of local shops and services. Harleston is around ten minutes away, while Bungay and Halesworth can both be reached in about twenty minutes. The larger town of Diss lies around 15 minutes away by car and offers a mainline rail service to London Liverpool Street and Norwich.





The Property

Mendham Hall is a Grade II Listed home of exceptional character and history. It is described by Historic England as "circa 1600 but probably incorporating earlier work", which reflects the fascinating blend of architectural periods visible throughout. Over the centuries, each generation of owners has left its own distinctive mark, creating a house that is both artistic and individual. The accommodation extends to about 4,330 square feet, arranged over three floors and offering a versatile layout ideal for family living and entertaining. The impressive main hall, nearly 30 feet long, immediately sets the tone. It has an oak parquet floor, exposed timbers and a raised mezzanine level that adds architectural interest. Once possibly a minstrel gallery or sleeping area, it is now used as an intimate dining space. A striking imported fireplace houses a wide wood-burning stove that easily warms the generous space. Next door, the drawing room provides a more intimate setting with a decorative plaster ceiling, herringbone parquet flooring and a second stove shared through the same chimney. The kitchen and breakfast room is a wonderful everyday space. Fitted with cream coloured-painted cabinetry and hardwood worktops, it includes a Rangemaster cooker and generous storage in a large adjoining pantry and utility room. The design is simple and uncluttered, creating a calm and open feel. At the rear of the house, a bright garden room with French doors to the terrace provides a versatile space currently used as a home office. A cellar beneath the house offers practical storage or scope for a wine collection. Upstairs, there are six double bedrooms and two spacious bathrooms. The principal bedroom is a particularly generous space with its own Arabian-inspired bathroom, complete with richly coloured tiles, ornate plasterwork and a large oval bath that invites long, luxurious soaks. Other bedrooms feature beams, oak floors and leaded light windows that highlight the building's long and layered past. The top floor, reached by an original oak staircase, with windows and heating, extends more than 50 feet, and offers great potential for conversion into a studio, office, or additional bedroom, subject to the necessary consents.

Outside

Behind the house is a private walled garden, enclosed by flint walls that provide shelter and warmth. The lawned rear garden is entirely private and not overlooked, with a paved terrace and well-established planting, including a productive fig tree and apple tree, both thriving in a sheltered setting. To the side, a driveway leads to a large garage which includes an inspection pit. This substantial outbuilding could, with the relevant permissions, be converted into a studio or guest annexe. Although situated at a crossroads, the village setting remains quiet with very little through traffic.

Services: Mains water, electricity and drainage. Gas-fired central heating.

How to Get There: [What3Words//scrambles.even.assist](https://www.what3words.com/scrambles/even.assist).

Council Tax Band: E

Freehold

Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.

In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

Ref: 2/2008/KH



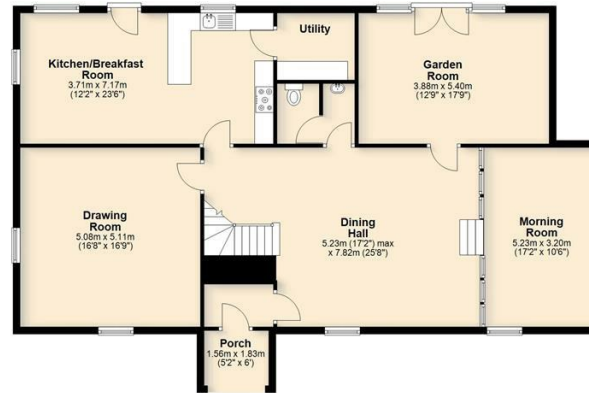
Garage

Approx. 190.7 sq. metres (2052.3 sq. feet)



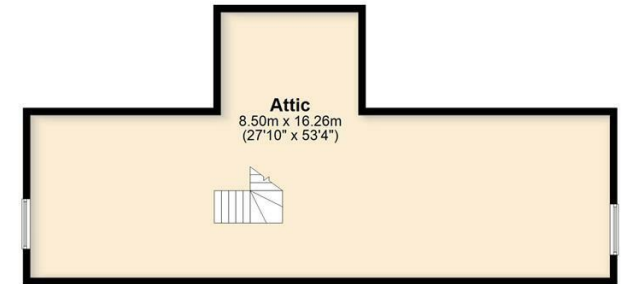
First Floor

Approx. 140.0 sq. metres (1507.3 sq. feet)



Second Floor

Approx. 110.3 sq. metres (1197.2 sq. feet)



Total area: approx. 441.0 sq. metres (4746.8 sq. feet)

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