



Mendham Hall  
Withersdale Road | Mendham | Norfolk | IP20 0JB

# HISTORY IN THE MAKING



This enchanting period house fizzes with character and history, and at over 4,300 sq. ft, it will do everything asked of it!

With six bedrooms, four, possibly five large reception rooms and a huge room on the top floor, it's at once a family home, a fantastic place to entertain guests and a house with plenty of home-working space.



# KEY FEATURES

- A Character Grade II Listed House full of History in the pretty village of Mendham
- Six Bedrooms; One En-Suite and Family Bath/Shower Room
- Modern Open Plan Kitchen/Breakfast Room with Separate Utility
- Immense Dining Hall with Raised Mezzanine Level
- Two Further Reception Rooms, a Cellar and a Large Loft Space
- Character includes Beautiful Beams, Leaded Light Windows, Parquet Flooring and Fireplaces
- Private Garden
- Garage with Inspection Pit and Driveway
- The Accommodation extends to 4,330sq.ft
- EPC Exempt

“Circa 1600 but probably incorporating earlier work”, says Historic England, which pretty much sums up this charmingly eclectic house whose exact history is obscure. It’s a house that has evolved in time with various alterations by successive owners, yet always with style and artistry and a respect for the integrity of the building. In fact, artistry seems to be a running theme with owners, past and present. It was once home to painter Sir Alfred Munnings who was born and raised in the village – indeed the pub down the road is named after him – and the current owners are also both artists.

## The Wow Factor

The first thing you’ll notice on arrival is the statement roof with its geometric pattern of black and pink pantiles - a lovely feature, prompting you to wonder why decorated roofs are not more routine. Its history cannot be immediately ascertained, but then part of the joy of living here will be delving into the building’s past. “Everyone who walks in says ‘Wow!’”, says the owner. And when you step into the main hall, nearly 30 feet in length, you’ll gasp too. This is a proper old “hall” of the medieval and early modern periods – the most important room of the house and intended as a big gathering space. At one end steps lead to a raised mezzanine level, divided from the rest of the space by beams and columns which can be seen through above the half-height walls. Its original purpose is unclear – minstrel gallery? sleeping area? - but the current owners use it as another dining space if the larger room isn’t needed. A beautiful oak parquet floor is an early 20th century addition, and the interesting fireplace was imported from southern Europe by a previous owner. In it is a wood-burning stove – extra wide to heat the huge space.





# KEY FEATURES

## Character Aplenty

Another wood-burner shares this chimney in the adjacent drawing room. Compared to the hall, this is a cosier room but still very spacious. Above is an elegant plaster ceiling and underfoot a pretty herringbone parquet. Double aspect windows, fill the room with light. The kitchen/breakfast room is not far off the hall in size. A large seating area is at one end while the other is home to a modern kitchen. Cream-coloured units and hardwood worktops run along three sides of the room and match the double-oven Rangemaster stove. The absence of wall units is a clever design which keeps the space open and airy. A large adjoining pantry and utility provide ample additional storage. At the back of the house is a large garden room with French doors to the terrace and a terracotta tiled floor. This is a light and versatile space, currently used as a home office. There is also a sizeable cellar – good news for wine enthusiasts.

## Arabian Nights

An open flight of stairs in polished wood rises from the hall to the first floor where there are six double bedrooms. Those at the front of the house, the oldest part, are crossed with beams and have smooth oak boards, some undulated with age. The principal bedroom is a luxurious space indeed with an area of well over 250 square feet and an extraordinary Arabian-style bathroom. With its dramatic red tiles, romantic plasterwork and large oval tub, this is a place to linger – you may want to forgo quick showers in favour of regular long hot soaks! At the other end of the house, a three-sided oriel window lights a bedroom while the original window has been closed up, only its mullions remaining as a ghostly reminder of its presence - all part of the charm and interest of this ancient dwelling. At the back of the house, in the mid-century rear addition, the bedrooms are less beamed and leaded lights are replaced with more modern timber windows. More than a “loft space”, the top floor in the roof is ready-to-go as an extra bedroom or home office. It's currently used as storage but awaits further instruction. At over 50 feet long, and with a small wing to one side, the possibilities up here are many.

## Quiet Village

Although the house sits at a crossroads, the owner says very little traffic passes in this quiet village. There is a parking bay to the side and, to the rear, is a reasonably sized garden which is entirely private and not overlooked. “It's really warm – as if it has its own micro-climate”, says the owner, probably thanks to the old flint walls enclosing it. Certainly, the large fig tree, a prolific fruiter, enjoys the conditions. Largely laid to lawn and a paved seating area, this is a low-maintenance garden but with plenty of planting space for a keen gardener. There is also a huge garage, complete with inspection pit, which – subject to planning consent – might be usefully redeveloped into a guest annexe or studio.

































# INFORMATION

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## On The Doorstep

"This is a really friendly village where we know everyone", say the owners. There is a primary school and a village hall offering regular classes such as line dancing, pilates or judo along with plenty of annual events. A choice of lively and independent market towns are in easy reach – Harleston in ten minutes, and Halesworth or Bungay within 20 minutes. Diss, with fast and frequent rail connections to London and Norwich is less than 30 minutes' drive away.

## Directions

Proceed for the market town of Diss along the A143 in the direction of Harleston. At the Harleston roundabout continue straight across - second exit and continue on the A143. Take a right hand turn signposted Mendham. Follow the road in the village and past the Sir Alfred Munnings public House. At the cross road take a right hand turn and the property will be found on the right hand side.

## What 3 Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app and use the following three words to pinpoint the exact location of the property - *endlessly, attends, eclipses*

## Services, District Council and Tenure

Gas Central Heating, Mains Electricity, Water & Drainage  
Mid Suffolk District Council – Council Tax Band E  
Freehold

Property - DIS4365  
Approx. Internal Floor Area - 4330 Sq ft / 402.3 Sqm



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