



Mendham Hall Withersdale Road, Mendham

Harleston

Minors & Brady



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Mendham Hall Withersdale Road

Mendham, Harleston

- Magnificent Grade II Listed village home offering exceptional character and heritage throughout
- Beautifully preserved historic residence that functions as a generous family home with multiple spaces for entertaining, relaxation and work
- Striking architectural details including exposed beams, oak parquet flooring and intricately carved fireplaces
- Impressive ground floor layout featuring a grand dining hall, elegant drawing room, morning room and garden room
- Large kitchen and breakfast room with multiple garden views and direct access to the outside space
- Six well proportioned first floor bedrooms including a superb master suite with dressing room and distinctive en suite
- Additional second floor attic level extending to over 1,400 sqft, plastered and ready for further accommodation, studio or office use
- Stylish family bathroom with roll top bath, separate shower and charming period features
- Private west facing rear garden with two patio terraces, mature borders and attractive specimen trees
- Located within a sought after Waveney Valley village with local amenities close by and good access to surrounding market towns and Norwich



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Mendham Hall presents a rare opportunity to acquire a distinguished Grade II Listed country home in the heart of a charming Waveney Valley village. Rich in history and character, this impressive residence offers a scale and atmosphere that is seldom found, with a wealth of period features, expansive accommodation and far-reaching potential. With six first-floor bedrooms, generous living areas, and over 1,400 sqft of usable second-floor space, the home is exceptionally well-suited to those seeking a striking family residence in a peaceful village setting, close to local amenities and within easy reach of surrounding market towns and Norwich.

Agents Notes

We understand this property will be sold freehold, connected to mains water, electricity and drainage.

Oil central heating

Council tax band - D

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Stepping through the pitched porch and into the entrance hall, you are drawn straight into the remarkable dining hall. This space showcases oak parquet flooring in a Tudor pattern, a tall fireplace with intricately carved surround and mantle, and an abundance of exposed ceiling beams and wall timbers. Central steps lead through open studwork to the morning room, a bright and inviting area with leaded windows to two sides, oak floorboards and further exposed timbers. The drawing room sits opposite and continues the theme of grandeur, offering a double aspect layout, an elegant fireplace framed by wooden pillars, a wood burning stove and detailed relief plasterwork, all set above more parquet flooring.

At the rear, the kitchen and breakfast room serves as a warm heart to the home, designed for everyday living and informal gatherings. Windows on three sides draw in natural light while a glazed door opens to the garden. The kitchen is fitted with cream base units, wooden work surfaces, an inset sink and space for a range style cooker, complemented by slate flooring and exposed beams. A separate utility room provides further storage and practicality. The garden room sits just beyond, offering glazed doors to the outside, large leaded windows and a tiled floor, creating a peaceful space to relax or work. A ground floor cloakroom completes this level.



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The staircase rises from the dining hall to a generous first floor landing which connects six bedrooms. The master suite is particularly impressive, benefiting from a double aspect outlook, exposed timbers, wide floorboards, a dressing room and a distinctive en suite with red tiling, corner bath and arched feature division. Bedrooms two and three overlook the rear garden, while bedrooms four and five enjoy views to the front, and bedroom six features an oriel window to the side. A stylish family bathroom with roll top bath, separate shower, stone flooring and exposed beam adds further charm to this floor.

Above, the second floor attic extends to over 1400 sq ft and has been plastered, offering extraordinary potential. With exposed roof timbers, windows to three aspects and wide floorboards, this substantial area could be adapted to create additional bedrooms, studio space, home offices or a leisure suite, subject to requirements.

Outside, the home sits centrally within its plot, with a driveway providing parking and access to the garage which includes lighting, power and overhead storage. The west facing rear garden offers a calm and private setting, laid to lawn with established borders, specimen trees and two patio terraces positioned for outdoor dining and quiet enjoyment. One patio sits beside the garage while the other adjoins the garden room, forming attractive areas for entertaining throughout the warmer months.

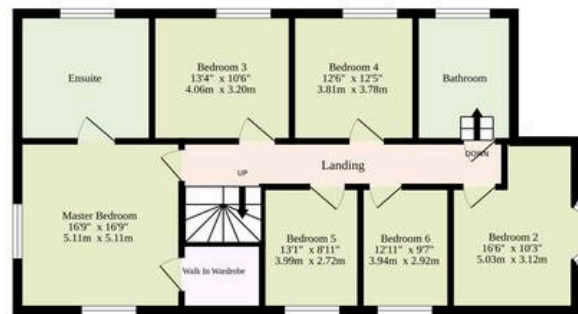
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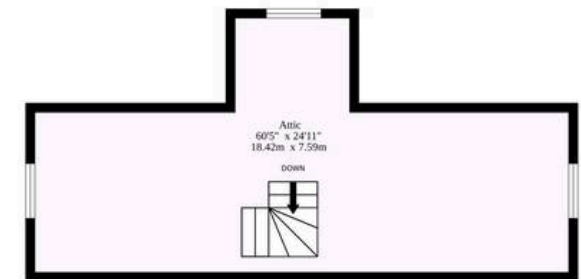
Ground Floor
1302 sq.ft. (121.0 sq.m.) approx.



1st Floor
980 sq.ft. (91.0 sq.m.) approx.



2nd Floor
1461 sq.ft. (135.7 sq.m.) approx.



Sqft Excludes Entrance Hall, Utility Room, Wc, Landing, Bathroom And Ensuite

TOTAL FLOOR AREA : 3743 sq.ft. (347.7 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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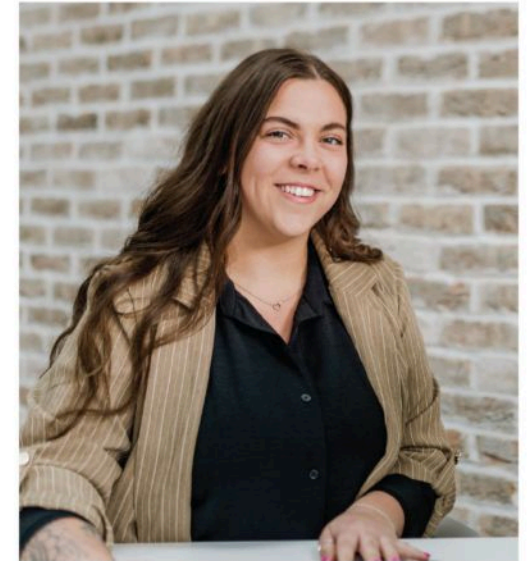
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Meet *Nicola*
Branch Manager



Meet *Theo*
Property Consultant



Meet *Anya*
Aftersales Progressor

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