



Hylow Mundys Lane, Mendham

Minors & Brady



Hylow Mundys Lane

Substantial family living with exceptional eco credentials in a stunning countryside setting. This impressive detached home offers extensive and highly versatile accommodation, making it ideal for growing families and those seeking multi-generational living. At its heart is a remarkable open-plan kitchen, dining and conservatory space designed for entertaining, everyday family life and large gatherings alike. Five generous bedrooms, multiple reception rooms and four bathrooms provide flexibility and comfort for households of all sizes. The property also benefits from an advanced solar panel system with Tesla battery storage and two EV charging points, appealing to environmentally conscious buyers looking to reduce energy costs. Set within approximately 0.5 acres (stms) with beautiful views across the Waveney Valley, this is a home that successfully combines space, sustainability and lifestyle.

- Substantial detached family residence with exceptionally flexible accommodation
- Five generous bedrooms complemented by four well-appointed bathrooms
- Outstanding open-plan kitchen, dining and conservatory entertaining space
- Three further reception rooms plus a dedicated home office
- Ideal layout for multi-generational living or independent guest accommodation
- 12.5kWh solar panel system with Tesla battery storage capability
- Two EV charging points supporting a modern eco-conscious lifestyle
- Approx. 0.5 acre plot (stms) enjoying wonderful Waveney Valley views
- Extensive driveway parking alongside a newly built garage with mezzanine
- Landscaped gardens with pergola-covered terrace and expansive lawns





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The Location

Enjoying a delightful position within the sought-after village of Mendham, this property offers a wonderful blend of countryside charm and everyday convenience. Surrounded by the attractive landscapes of the Waveney Valley and positioned close to the Norfolk and Suffolk border, the village is ideal for those looking to enjoy a more peaceful way of life while remaining well connected to nearby towns and amenities. Mendham is known for its picturesque surroundings, strong community spirit and beautiful rural setting, making it a highly desirable place to call home.

One of the village's greatest attractions is its proximity to the thriving market town of Harleston, located approximately two miles away. Harleston is widely regarded as one of South Norfolk's most attractive market towns, offering an excellent selection of independent shops, cafés, restaurants, supermarkets, healthcare facilities, banking services and everyday essentials. Its charming Georgian architecture, bustling market atmosphere and welcoming community make it a popular destination for both residents and visitors alike.

For families, the area benefits from access to a range of schooling options in both the local villages and the surrounding towns, while those with an active lifestyle will appreciate the abundance of walking, cycling and outdoor pursuits available throughout the surrounding countryside. The nearby River Waveney and the network of country lanes and footpaths provide endless opportunities to explore the natural beauty of the area.

Despite its rural feel, Mendham remains particularly well placed for access to a number of neighbouring destinations. The market towns of Bungay, Halesworth and Diss are all within comfortable driving distance, while Norwich offers a wider range of retail, leisure, cultural and transport facilities, including rail links to London and international airport connections.

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Mendham, Harleston

Mundys Lane, Mendham

Set within an enviable plot of approximately 0.5 acres (stms) and enjoying wonderful views across the Waveney Valley, this exceptional detached residence presents a rare opportunity to acquire a substantial and highly versatile family home. Offering an abundance of living space, multiple reception rooms and flexible accommodation, the property is perfectly suited to growing families, those seeking multi-generational living arrangements, or buyers simply looking for a home that can adapt to changing needs over time.

Approached via a secure five-bar gate, the property immediately impresses with its generous driveway providing extensive parking for numerous vehicles. The recently constructed garage with mezzanine level offers excellent additional storage, workshop potential or hobby space, complementing the practicality of this remarkable home.

The Heart of the Home

At the centre of the property lies a stunning open-plan kitchen and dining space, designed for modern family life and entertaining on a grand scale. This expansive area provides ample room for large gatherings, family celebrations and everyday living, whilst maintaining a warm and welcoming atmosphere.



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The kitchen has been finished to an excellent standard, featuring contemporary cabinetry, quality quartz worktops and a substantial central island which creates the perfect focal point for socialising. Integrated appliances include an electric oven, induction hob and dishwasher, whilst additional space is available for larger freestanding appliances. Generous preparation areas and ample storage ensure the kitchen is every bit as practical as it is stylish.

Flowing effortlessly from the dining area, the conservatory provides an additional reception space filled with natural light and offers pleasant views across the gardens. Together, these spaces create an exceptional environment for entertaining, whether hosting large family occasions or enjoying more intimate gatherings with friends.

Flexible Reception Space

One of the home's greatest strengths is the wealth of additional reception accommodation on offer. The main sitting room is a particularly inviting space, centred around a wood-burning stove and ideal for cosy evenings with family. A charming alcove provides the perfect reading corner, whilst the room itself offers a relaxing retreat away from the main entertaining areas.

A separate family room adds further versatility and can easily adapt to individual requirements, whether as a playroom, media room, teenagers' lounge or additional sitting room. The generous front-facing office presents an ideal work-from-home environment and could equally suit those running a business from home, requiring consulting space or home study facilities.



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Ideal for Multi-Generational Living

The flexible layout lends itself particularly well to multi-generational living. A spacious ground-floor bedroom, served by nearby shower facilities and supported by adjoining utility spaces, creates an ideal arrangement for dependent relatives, older family members, long-term guests or independent teenagers seeking additional privacy.

This thoughtful configuration allows occupants to enjoy their own space whilst remaining connected to the wider household, making the property highly adaptable for a variety of living arrangements.

Five Impressive Bedrooms

The bedroom accommodation continues to impress across the upper floors. The principal suite provides a luxurious private retreat, incorporating a generous bedroom, dedicated dressing area, walk-in wardrobe and stylish en-suite shower room.

Four further bedrooms offer comfortable and well-proportioned accommodation for family members and guests alike. A combination of family bathroom facilities and additional shower rooms ensures the home remains practical even for larger households, whilst fitted wardrobes, cupboards and useful eaves storage provide excellent everyday functionality.



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Energy Efficient and Future Ready

Beyond its impressive accommodation, the property has been enhanced with a range of energy-efficient features designed to reduce running costs and support modern living.

A substantial 12.5kWh solar panel array feeds two Tesla batteries with approximately 27kWh of storage capacity, helping to maximise energy efficiency throughout the home. The property also benefits from two EV charging points, providing excellent future-proofing for electric vehicle owners.

Wonderful Outdoor Space

Outside, the grounds offer a superb balance of practicality, privacy and enjoyment. The gardens wrap around the property and have been thoughtfully arranged to create distinct areas for entertaining, recreation and relaxation.

A substantial paved terrace provides the perfect setting for outdoor dining, whilst a covered pergola creates an attractive space to enjoy throughout the seasons. Well-maintained lawns offer plenty of room for children and pets to play, while mature trees, established planting and carefully stocked borders contribute to the property's peaceful setting.

The gardens also include a wildflower area and timber storage shed, with the beautifully maintained grounds providing a wonderful backdrop to family life.



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Ground Floor

Approx. 279.9 sq. metres (3013.2 sq. feet)



First Floor

Approx. 95.3 sq. metres (1025.9 sq. feet)



Total area: approx. 375.2 sq. metres (4039.1 sq. feet)

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.
Plan produced using PlanUp.

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Dreaming of this home?
Let's make it a *reality*.



Meet *Nicola*
Branch Manager



Meet *Theo*
Property Consultant



Meet *Anya*
Aftersales Progressor

Minors & Brady
Your home, our market

 diss@minorsandbrady.co.uk

 01379 771444

 46-47 Mere St, Diss, IP22 4AG

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Director and
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T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk