



*Withersdale Road,*  
Mendham, Nr Harleston, Norfolk.



**MUSKER  
MCINTYRE**  
ESTATE AGENTS



Situated in an enviable rural location, this three bedroom detached period cottage sits in attractive gardens extending to approximately 0.60 acres with beautiful far reaching countryside views. The cottage has been extended over the years, with the older part still retaining many character features and benefits from off-road parking and an unmodernised brick outbuilding which would make an ideal studio (subject to the necessary planning). The property is not listed and is offered to the market with no onward chain

Accommodation comprises briefly:

- Sitting Room with feature brick fireplace
- Family/Dining room
- Kitchen
- Utility Room
- Bathroom
- First Floor landing/study area
- Three Double Bedrooms
- Dressing Room
- Mature gardens and grounds extending to approximately 0.60 acres (sts)
- Detached brick outbuilding
- Off-Road Parking
- Rural Views



### The Property

The front door opens into the sitting room with beamed ceiling, brick fireplace (currently blocked off) and door opening to the staircase which leads to the first floor accommodation.

A small lobby off the sitting has door to the cloakroom with WC and wash basin and this leads through to the family/dining room which overlooks the rear garden. The kitchen also leads off the sitting room and has a worktop with built-in stainless steel sink and cupboards/drawer beneath, free standing oil fired boiler, original bread oven and door to bathroom comprising panelled bath with shower attachment, pedestal wash basin, WC and airing cupboard. The utility room has a door leading out to the rear garden.

A steep and narrow, winding staircase leads to the first floor landing/study area with steps up to the double aspect master bedroom and dressing room/potential en-suite. Two further bedrooms overlook the front aspect and both rooms are full of character and have the original floorboards intact.

Agents Note: The property has beamed ceilings with restricted head height and low doorways in certain parts of the property and the staircase is very steep and winding.



## Outside

A timber five bar gate opens onto a shingled parking area to the right of which is the front garden, screened from the road by mixed hedging and planted with a number of trees, shrubs and spring bulbs. The rear garden is laid to lawn with a variety of mature trees and offers stunning views over open countryside. The unmodernised detached brick outbuilding is currently split into three sections with a mezzanine level. The total plot measures approximately 0.60 acres (sts).

## Location

Holly Cottage is situated in a wonderful rural location on the edge of the picturesque village of Mendham in the heart of the Waveney Valley. The village itself has a thriving public house, primary school and church. The market town of Harleston is a short drive away and provides all schools, nurseries, shops, Post Office, Churches, doctor's surgery, dentist, restaurants and pubs. It is also within easy reach of the market towns of Beccles and Bungay which provide a fuller range of amenities. The Cathedral City of Norwich is about 40 mins drive to the North and has a mainline train link to London Liverpool Street. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are approx. 21 miles away.



### Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

### Services

Oil fired central heating and hot water.  
Mains water and electricity connected  
Private Drainage - Septic Tank  
Energy Rating: E

### Local Authority

South Norfolk District Council  
Tax Band: D  
Postcode: IP20 0JB

### Agents Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

### Tenure

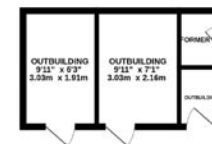
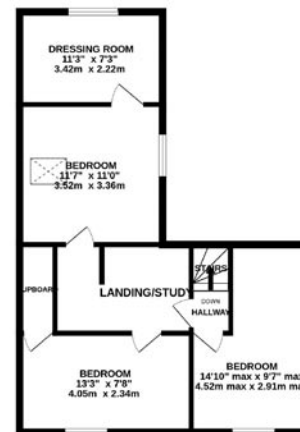
Vacant possession of the freehold will be given on completion.

Guide Price: £430,000

GROUND FLOOR  
934 sq.ft. (86.8 sq.m.) approx.



1ST FLOOR  
544 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA : 1478 sq.ft. (137.3 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.

Made with Metropix ©2024

To arrange a viewing, please call 01379 882535

[www.muskermcintyre.co.uk](http://www.muskermcintyre.co.uk)

Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



Offices throughout Norfolk & Suffolk:

Bungay	01986 888160
Diss	01379 644822
Norwich	01603 859343
Beccles	01502 710180
Loddon	01508 521110
Halesworth	01986 888205

HARLESTON OFFICE  
5 London Road  
Harleston  
Norfolk  
IP20 9BH

Tel. 01379 882535  
harleston@muskermcintyre.co.uk