



GROVE END HOUSE

GROVE LANE, MENDHAM, HARLESTON, IP20 0LX



Occupying an idyllic countryside setting, the property is an exceptional period residence where historic character and refined modern living come together effortlessly. Set within approximately 3.5 acres of beautifully landscaped gardens and grounds.

Believed to date back several centuries, Grove End House is a beautifully restored period residence centred around an original timber-framed home, thoughtfully extended to create an exceptional balance of heritage, space and contemporary comfort. Beautifully maintained by the current owners and importantly not Listed, the property offers remarkable versatility as either a substantial family home or a residence with an integrated self-contained annexe.

Approached via a picturesque tree-lined driveway, the property enjoys an impressive range of and outbuildings alongside beautifully established gardens and grounds extending to just under 3.5 acres. Sweeping lawns, mature specimen trees, productive gardens, an orchard and wildflower meadow combine with uninterrupted countryside views to create an exceptional setting for this highly individual country home.

SERVICES

Mains electricity. Mains water (whilst a mains supply, this comes across the field from a neighbours supply and they charge at the prevailing rate using the property's sub-meter). Sewage treatment plant. Oil-fired central heating (separate oil-boilers and hot water tanks for both the house and annexe).

LOCAL AUTHORITY

Mid Suffolk District Council - House Band E = £2,631.08 - Annexe Band B = £1,674.32 payable per annum.

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants.







LOCATION

The Property occupies an exceptional rural setting at the end of a peaceful country lane, surrounded by open countryside and enjoying far-reaching views in every direction. With an extensive network of public footpaths directly accessible from the property, the location is perfectly suited to those who appreciate walking, nature and the tranquillity of the Suffolk countryside.

Despite its wonderfully secluded position, the property remains well connected. The picturesque village of Metfield lies approximately 1.5 miles away, while the attractive village of Mendham, around 2.5 miles distant, offers a well-regarded primary school and the popular Alfred Munnings public house. The thriving market towns of Harleston, Eye and

Diss provide an excellent range of independent shops, supermarkets, cafés, restaurants and schooling, with Diss, approximately 20 minutes away, also offering mainline rail services to London Liverpool Street.

For those travelling further afield, the A140 is approximately 10 miles away, providing convenient access to the A14, A12 and the wider motorway network. The renowned Suffolk Heritage Coast, including the ever-popular seaside town of Southwold, is approximately 18 miles away, offering beautiful beaches, coastal walks and an excellent selection of restaurants, galleries and boutique shops.

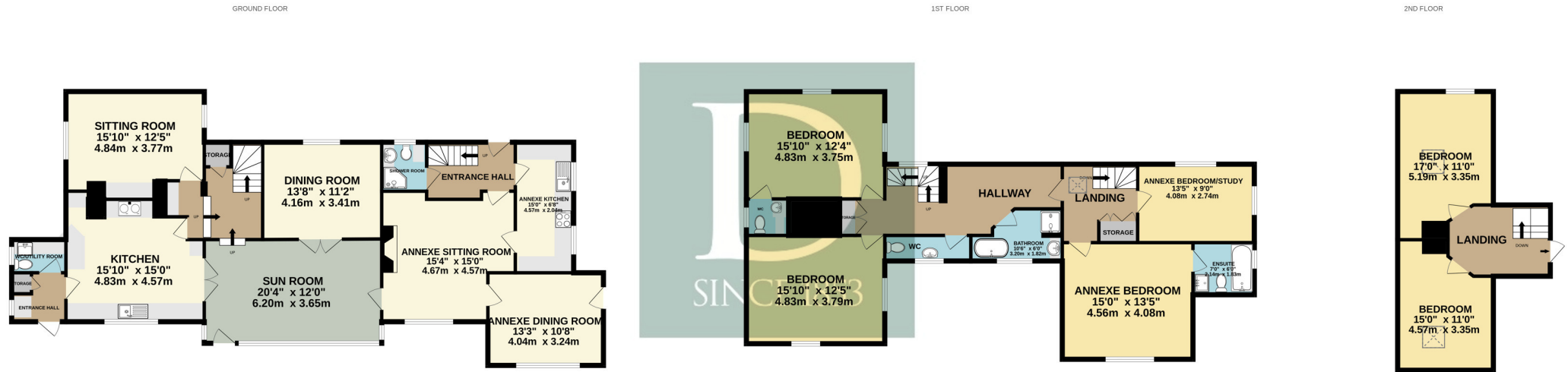








FLOOR PLAN



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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