



Beautiful Period Village Home
Pulham Market | Norfolk | IP21 4TG

A WARM WELCOME AWAITS



This is a stunning period Grade II Listed thatched village home. The magnificent accommodation comprises a fine formal dining room, superb drawing room and a very well-appointed kitchen. The four very comfortable bedrooms make this a great family home. Set in a beautiful plot, in a rural location, this is a property not to be missed.



KEY FEATURES

- Stunning Period Grade II Listed Village Home
- Re-Thatched in Recent Times
- Stunning Drawing Room
- Fine Formal Dining Room
- Great Work from Home Space / Office
- Well Appointed Kitchen Breakfast Room
- Four very Comfortable Bedrooms
- En Suite to Master Bedroom, Family Bathroom and Cloakroom
- Charming Gardens with Summer House
- Garages for Three Cars

Stepping Inside

'It is believed the house dates back to around 1650. We bought the house because it suits a large family. We loved the location and the accommodation.'

There are several hallways downstairs, one is the boot room which houses the rear entrance, and this is a great space to store your coats and outdoor wear. There are two pantries and a kitchen which has beautiful picture frame style beams effect that make for a beautiful feature in this space. There is plenty of room for cooking and conversation here. The wood burner sits proudly at one end. The kitchen leads to an inner hallway where you can access the stairs to the bedrooms on one side of the house and to the dining room downstairs. The dining room is stunning. It has beams that make your jaw drop. They are magnificent. The window seats are a lovely addition and draw you in to take in the views of the architectural features on show. You will find wood flooring, as is the case in most rooms throughout the house and a great wood burner to keep you warm. There is oil fired central heating and this is zoned.

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









From the dining room you pass through a hallway which in turn leads to the sitting room. This is a room of distinction, comfort, and splendid views. The large wood burner keeps you warm. From here you have access to the study, downstairs cloakroom, and front entrance hallway, which is significant in size. Lots of opportunities to be flexible in how you use the downstairs accommodation here so that it suits your needs. The bedrooms upstairs are reached from one of two staircases. On one side is the master bedroom which is stylish and comfortable with its own en-suite shower room. From the landing you can access the fourth bedroom which has exposed beams showing the beauty of the timber construction. On the other side of the house there are two other bedrooms and a family bathroom. All the bedrooms are good sizes. This is a really super home with so much flexibility so that you can organise and designate rooms according to your way of living Great family, countryside living.

Exploring the plot

The gravel driveway leads to an extensive turning area at the rear of the property. There are two garages, one single and one double. The latter has a loft space and a workshop area at the rear. You have plenty of space here. There is a shed and summer house, and the gardens are laid out to lawn and with feature shrub beds. There is a vegetable tunnel, vegetable patch, netted fruit area. The mature trees in the garden give it a feeling of age and beauty. There are ash and beech trees to name but a few and the house has laurel hedging to the rear and a beech hedge to the front.

The front garden has two lawned areas and a feature red brick wall with glorious fig tree. There is a gravelled pathway that leads to a front door. The house and its gardens are picturesque.

The grounds are certainly designed for work, rest, and play. You choose your spot according to the time of day and enjoy the countryside sights and sounds.

























LOCATION



In the Area

The property is located in the popular and picturesque Norfolk village of Pulham Market. Pulham Market has a Primary School, Church, Village Shop, Doctors' Surgery, Village Hall and two Public Houses.

'There is so much to do in the village. There is an orchestra, history society, drama and many more activities. Harleston, close by, has great leisure and shopping facilities. The market town of Diss lies some 8 miles south and has a much wider range of shopping facilities and amenities including a main line rail link to London Liverpool Street Station, journey time approximately 90 minutes

The Cathedral city of Norwich is approximately 14 miles to the north and has excellent educational, cultural, and recreational facilities and amenities. The City has a main line rail link to London and has an International Airport with daily flights internally within the UK along with European destinations.

Agents Notes:

Tenure: Freehold

Local Authority: South Norfolk District Council - Band F

Services: Mains Electricity, Water & Drainage, OFCH.

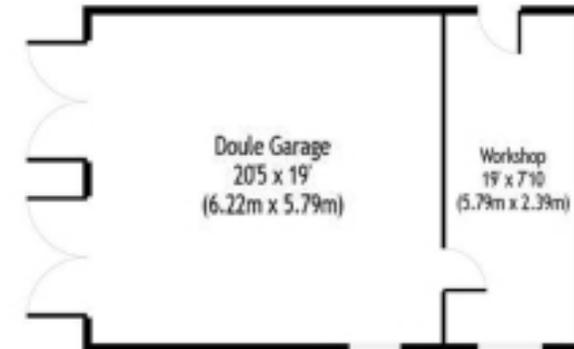
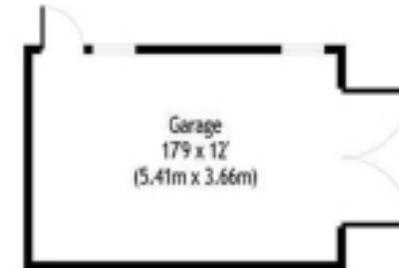
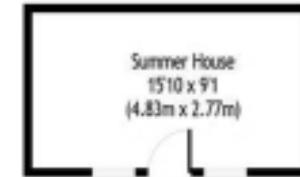
Directions: From the market town of Diss take the A140 in the direction of Norwich. Take a right hand turn at the roundabout signposted Pulham Market. Continue into the village and the property will be found on the left hand side before the village green.

What 3 Words Location - "fall,patching,tinted"

Property - DIS4199
Approx. Internal Floor Area - 2285 Sq ft / 212 Sqm
Approx. Internal Floor Area Of Outbuildings - 892 Sq ft / 83 Sqm



First Floor



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