



Exquisite Picturesque Cottage  
Pulham Market | Norfolk | IP21 4SU

# WELCOME



This Grade II Listed cottage is located in a sought after village overlooking the beautiful green. This lovely home has comfortable accommodation, including three/four bedrooms. There is a superb conservatory to complement the drawing and dining rooms. The gardens are beautiful and have views to the rear over the glorious Norfolk countryside. Country village living at its best.



# KEY FEATURES

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- Significant Grade II Listed Period Cottage
- Excellent Location on The Village Green
- Overlooking the Village Church and Thatched Village Public House
- Three Comfortable Bedrooms
- Family Bathroom to The First Floor Plus Ground Floor Wet Room
- Drawing Room with Excellent Views
- Dining Room and Aga Kitchen
- Utility Room
- Superb Conservatory
- Fabulous Gardens, Double Garage and Small Barn

## Looking inside

'The house attracted us as it is beautifully sited in the centre on the village green.' Throughout the house there are original beams exposed to create a feeling of awe and wonder and to remind you of the history of the property. The hallway sets the scene as you enter the downstairs of the property. It is open plan and yet zoned to create separate spaces. The best of both worlds. The sitting room with its large fireplace area is cosy and yet linked to the hall and dining room. The dining room, in turn, has a feature wall which has the beams exposed and links to the kitchen area. The whole concept makes for a light and airy feel to the home.

The kitchen has a separate utility room and an electric AGA. The breakfast bar island is a terrific addition. Cooking and conversation are easy here.

\*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.









There is access to the conservatory from the kitchen. This is a beautifully vaulted room with blinds, heating and lighting that make for all round year use. The views are spectacular. The downstairs wet room and fourth bedroom give you flexibility.

Upstairs, the landing with its multiple beam structures house three further bedrooms, all with splendid views and some with storage. This is a house of history and warmth. It is a great family home. 'Our house has been used as a picture postcard in the past and featured as a scene for a King's jigsaw puzzle.' This is a house of distinction. It is a centrepiece in the village.

### Exploring Outside

The house borders the beautiful village green. It is idyllic. The front garden has two lawned areas and beds bursting with beautiful roses and shrubs. It is a beautiful sight to behold. The gravelled driveway leads to a large double detached garage set to the side and behind the house. The rear garden is set out in zones. The patio near to the house is complemented by another further down. There is a lawned area and several areas where you can enjoy the flora and fauna set before you. You are spoiled by the glorious views of Norfolk countryside where you hear and see the sights and sounds of village and country life. The views from the end of the garden over the valley and beyond are impressive.

There is a detached barn in the garden, and this is accessed by a right of way. The barn has a garage style door and there is great scope to use it as a home working base or workshop subject to the usual consents.

'We have benefited from the marvellous harvest of Bramley apples in the garden.' The trees provide shade and function as a beautiful backdrop to a great garden.



















# LOCATION

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## In the area

Pulham Market is a picturesque village. Centred around a traditional village green, this is a much sought after location. The village has a shop/post office, public houses, church, pre-school and primary school and a Doctors Surgery along with a busy Memorial Hall with classes and events and an Annual Music Day for the village there is a vibrant community here. The buses serving the village run to Norwich, Harleston and Diss. The trains from Diss connect London with Norwich, Stowmarket, and Ipswich. (Journey time from Diss to London Liverpool Street Station is approximately 90 minutes).  
Countryside living but not isolated

## Agents Notes

Tenure: Freehold.

Local Authority: South Norfolk District Council – Band F.

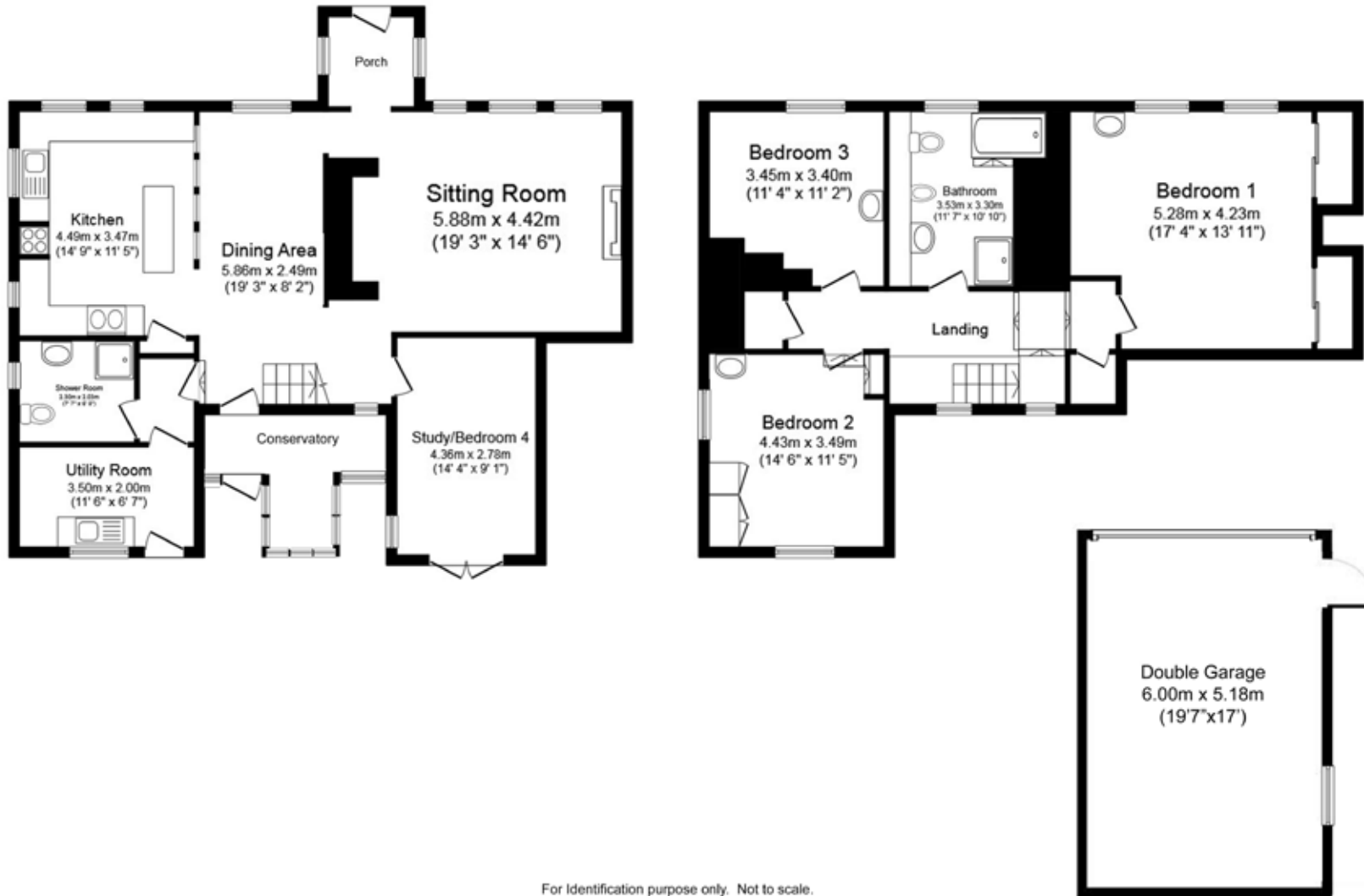
Services: Mains Electricity, Water & Drainage, Oil Fired Central Heating, Electric Aga.

Please note: Garden Furniture is not included in the sale.

Directions: From the market town of Diss take the A140 in a northerly direction towards Norwich. Over the first roundabout. Continue passed the Ram public house on the A140. At the next roundabout take the third exit signposted Pulham Market. Follow the road into the village and the property can be found on the village green.



Property - DIS4202  
Approx. Internal Floor Area - 1793 Sq ft / 166.5 Sqm  
Approx. Internal Area of Double Garage - 335 Sq ft / 31.08 Sqm



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