



Charming Cottage in Sought After Village
Pulham Market, Norfolk | IP21 4TB

WELCOME



Right off a jigsaw puzzle or biscuit tin – this Grade II listed three-bedroomed semi-detached cottage is English pastoral perfection. Set aside any reservations about cramped, dark interiors, because it's surprisingly bright and fairly roomy. Original features and plenty of 17th century charm is on offer, yet complemented by 21st century comforts and conveniences.







- Quintessential English, Thatched Cottage
- Grade II Listed, Semi-Detached
- Recently Improved by Current Owners
- Wonderful Location - Just Off the Village Green
- Well Served Village with a Pub and a Thriving Shop
- Cosy Sitting Room and Dining Room
- Fitted Kitchen
- Three Bedrooms
- Charming Gardens with Off Road Parking
- Ground Floor Bathroom
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If you have always hankered after a cosy cottage, this charming example in the thriving, picture-perfect village of Pulham Market is essential viewing. The Grade II listed 17th century exterior belies the recently upgraded interior, however. Step inside.

The split-level kitchen features pretty quarry tiles, exposed beams and a butler's sink. Its generous length of nearly 22 feet allows ample room for the chef's prep space as well as for laundry facilities. A handsome hardwood stable door to the garden, so welcome in summer to keep air flowing, has been commissioned recently by the current owners.

The bathroom – downstairs in true cottage style - has been recently upgraded and finished in clean, fresh white tile with a modern feel.

Old meets new in the dining room where a striking space-saving modern staircase spirals up to the bedroom above. Windows on two sides mean light floods in, and a sense of space is enhanced by smooth white walls with recessed lighting. New hardwood casement windows keep the cottage charm but with fewer draughts, thanks to their double glazing.

* 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.









Above the dining room is a sunny attic bedroom with a gable-end window and skylight. It's a lovely place to wake up and hear the church bells on the nearby green.

The sitting-room features an irresistible inglenook fireplace with exposed brick and oak lintel. An electric woodburner effect stove sits on the tiled hearth, where feet have been warmed for hundreds of years, to welcome you back from your walk. A new hardwood door leads straight to the street (no halls in authentic cottages) while two ancient-looking oak doors with Suffolk lift-latches and long penny-end hinges lead back into the house, one to the kitchen, and one to another set of stairs to the master bedroom above.

Upstairs the main bedroom features beautiful old oak floorboards and a natural wood ceiling. A wide, low window follows the bottom of the eaves and you feel as if you're up in the roof. But yet further up, in the pitch of the roof under the thatch and accessed up a third staircase, is the third bedroom. Currently used for storage, it would be a good games room or a project room for the hobbyist.

The south-facing garden is to the side of the house with a mature hedge shielding it from the road, which is quiet anyway. It feels sheltered but wide Suffolk skies let in plenty of sunshine. A stone terrace provides a good space for eating outside and from it a wrought iron arch leads to a grass area bordered by new oak-sleeper raised beds. This garden can certainly do outdoor living, but you won't be overwhelmed by its maintenance.

Pulham Market looks as though it's waiting to be discovered by a film location manager scouting for the very essence of an English village. Every house around the green is a gem. There is a pub, village shop, a post office and a GP surgery. A primary school flourishes, while there are high schools nearby in both Long Stratton and Harleston. There is also a Fish and Chip van which visits the village once a week. The village hall on the green is a wonderful community amenity where a variety of groups meet and events are held. Pulham Market also has its own Music Day annually with the green providing the stage for local musicians and groups. A real village community.





STEP OUTSIDE

Diss, with rail connections to Norwich and London, is a short drive away (Diss to London Liverpool Street Station approx.. 90 minutes), and Norwich less than half an hour. Walkers will find 14 local footpaths in this excellent walking country, including historic Boudicca's Way.

Agents Notes

Tenure: Freehold

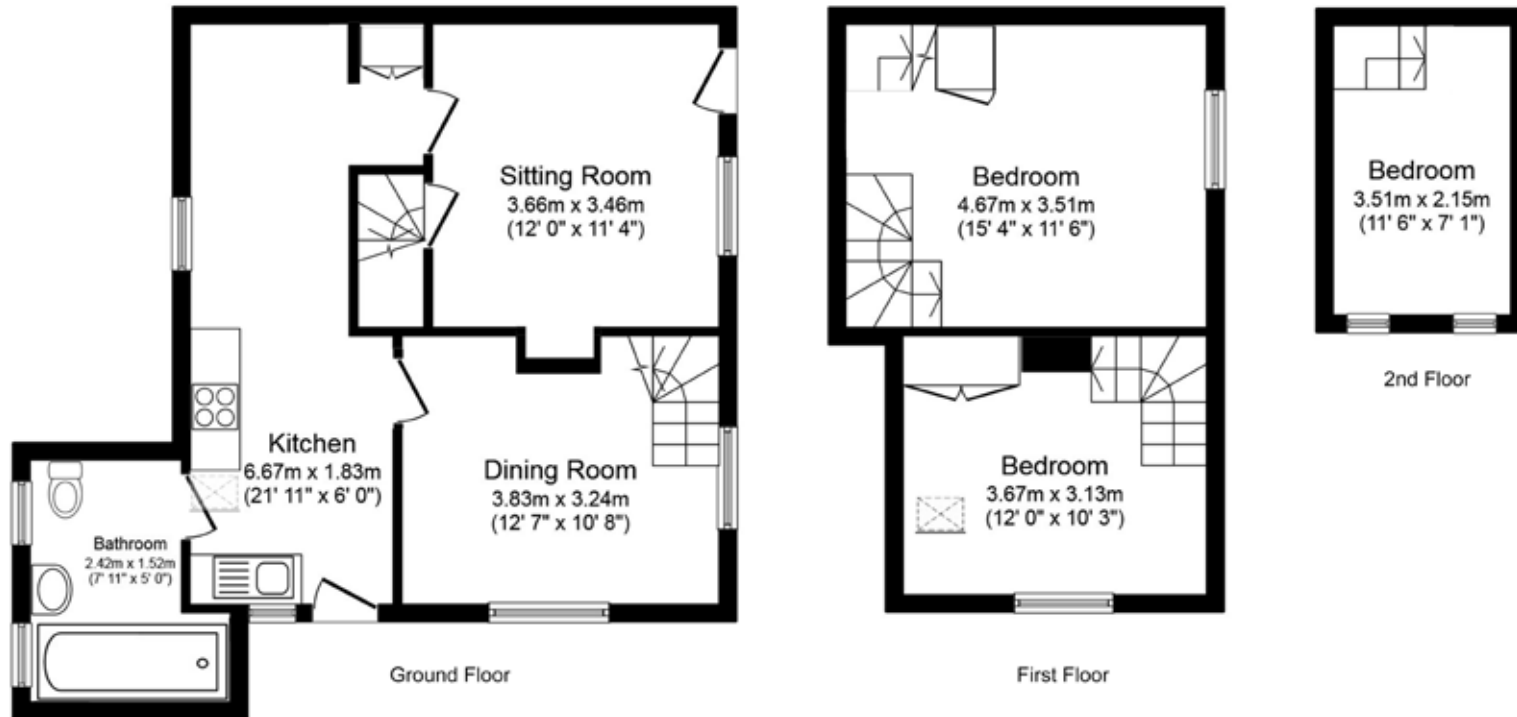
Local Authority: South Norfolk District Council - Band B

Services: Mains Electricity, Water & Drainage, OFCH.

Directions: Proceed from the market town of Diss along Victoria Road. Follow the road out of the town and to the A140 roundabout taking the first exit onto the A140. Follow this road over the first roundabout and at the second roundabout take the third exit signposted Pulham Market. Continue into the village past The Falcon public house and take a right hand turn just before The Crown public house. Guildhall Lane will be found on the right hand side just before the village church. The property will be found on the right hand side.

What 3 Words Location - "expiring, factor, frostbite"

Property - DIS4085
Approx. Internal Floor Area - 822.1 Sq ft / 76.38 Sqm



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