



'Wonderful Barn Conversion in Rural Location'
Pulham St Mary, Norfolk | IP21 4YH

WELCOME



This stunning barn conversion sits in a superb rural location. The spacious family home benefits from three, large en-suite bedrooms, a striking sitting room with vaulted ceiling and a stunning courtyard garden. In addition, a large garage and workshop, cosy snug and home gym add to the string of notable features to be discovered in this lovely home. This charming property has been beautifully converted to create a dream home with an abundance of character.







- Superb Barn Conversion
- Sizeable Accommodation
- Impressive Main Sitting Room with Vaulted Ceiling
- Excellent Fitted Kitchen
- Three Bedrooms - All En Suite - 2 On First Floor Plus 1 On Ground Floor
- Cosy Snug and Gym
- Magnificent Large Courtyard Garden
- Very Generous Garage and Workshop
- Fabulous Rural Position - But Not Isolated

If it's space and versatility you are looking for, then this former threshing barn ticks these boxes and more. This characterful barn provides flexible accommodation throughout, with a myriad of ways the spacious, inter-connected rooms can be arranged.

Step inside and you'll be greeted by a warm and inviting interior. It will be immediately apparent that the property has remained true to its architectural origins while incorporating tasteful design to create a welcoming and practical family home. The traditional elements of the barn seamlessly blend with contemporary features to provide a harmonious balance of character and modern convenience.

Wrapped around a stunning courtyard garden, the house permits you views of this ornamental outdoor space as you move around the property, and it is tempting to stop and enjoy the serenity of this charming area as you go about your day.

The multiple downstairs rooms offer limitless scope for flexible use and present a perfect opportunity for multi-generational living, with plenty of space for independence.

An open plan kitchen / breakfast and dining room dominate the south side of the barn and provide the true centrepiece of this home, offering a delightful area for culinary adventures and entertaining.

The kitchen area is bespoke, modern and well-appointed with lovely warm oak floors and a range of stylish wall and base units and granite worktops. The kitchen is also equipped with an integral Neff induction hob, and two Neff ovens.

* 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.









True to the legacy of the barn, brick walls, oak timbers and pamment tiles remain as a visual reminder of the property's origins. Large floor to ceiling glass doors lead from the neighbouring dining area into the beautifully well-tended courtyard - making it easy to envisage courtyard dining on a warm evening sat under the fragrant wisteria. "This is a great place to entertain, and we've had some lovely nights here - moving from the barn into the courtyard on warmer evenings." Adjoining the kitchen breakfast room is a useful pantry and a boot room with convenient storage. There is also a cloakroom with shower to this side of the property - perfect for showering off after a long, countryside walk.

Moving into the central hall, stairs rise to a galleried landing.

A generous sitting room with a cosy wood burning stove is located across the hallway. The room is well-lit by natural light thanks to large floor to ceiling glass doors. This room's pamment flooring and exposed brickwork beautifully complement one another and serve as a reminder that this family home is not lacking in character.

As you make your way through the house, you'll come across a charming dual-aspect garden room that makes a wonderful place to take in the pretty views of the courtyard. A second, wood burner offers a lovely focal point with year-round appeal.

Opposite the garden room is a study with views to the front of the property. A well-proportioned bedroom is located next to the study offering the perfect guest bedroom. The room benefits from its own ensuite shower room, with large shower tray.

Continuing through the house you will reach a spacious room that the current owners have turned into a home gym. This room, like many others in this adaptable home, offers a variety of additional uses and would be easy to reconfigure as a second bedroom, TV room/snug, or home office.

A useful storage room and a large workshop offer further potential for development. The workshop has been boarded out and presents enormous versatility for those wishing to set up a home business or fit out as additional living space for a relative (subject to the necessary planning permissions).

On the second floor, you will find two generously sized bedrooms, each with a lovely ensuite bathroom and a roll-top bath. Beautiful oak floors and walk-in closets/dressing rooms are also features of both bedrooms.

The barn is located on a quiet lane. Entrance to the property is via a large, gravelled driveway which provides parking for numerous vehicles.

The centrepiece of the property is the picturesque courtyard garden that is fully established with mature trees and shrubs. The property also offers a sizeable double garage with storage space, a greenhouse and raised vegetable beds.

Located in the charming rural Norfolk village of Pulham St Mary, you'll enjoy a close-knit community and a slower pace of life. Yet, with close proximity is the busy market town of Diss, which is home to a selection of supermarkets, schools, eateries, and a mainline railway station with regular, direct services into London, you're never too far away from amenities. It's the perfect balance of seclusion and accessibility.







STEP OUTSIDE

Pulham st Mary has a thriving community with plenty of social events to get involved with. The village benefits from a local post office/shop, village hall (which operates a popular café), children's play area and nearby primary school (Pulham Market). Bus services connect the village with Diss, Harleston and the city of Norwich.

Agents Notes

Tenure: Freehold

Local Authority: South Norfolk District Council – Band F

Services: Mains Electricity & Water, Private Drainage (Water Treatment Plant), OFCH.

Directions: Proceed from the market town of Diss along the A140 in the direction of Norwich. At the Pulham Market roundabout take the third exit and follow the road into the village of Pulham Market. Continue through the village and follow the road into the village of Pulham St Mary. In the village take the second left-hand turn into North Green Road. Follow this road for a short distance and take a right-hand turn into Kemps Road. The property will be located immediately on the left-hand side.

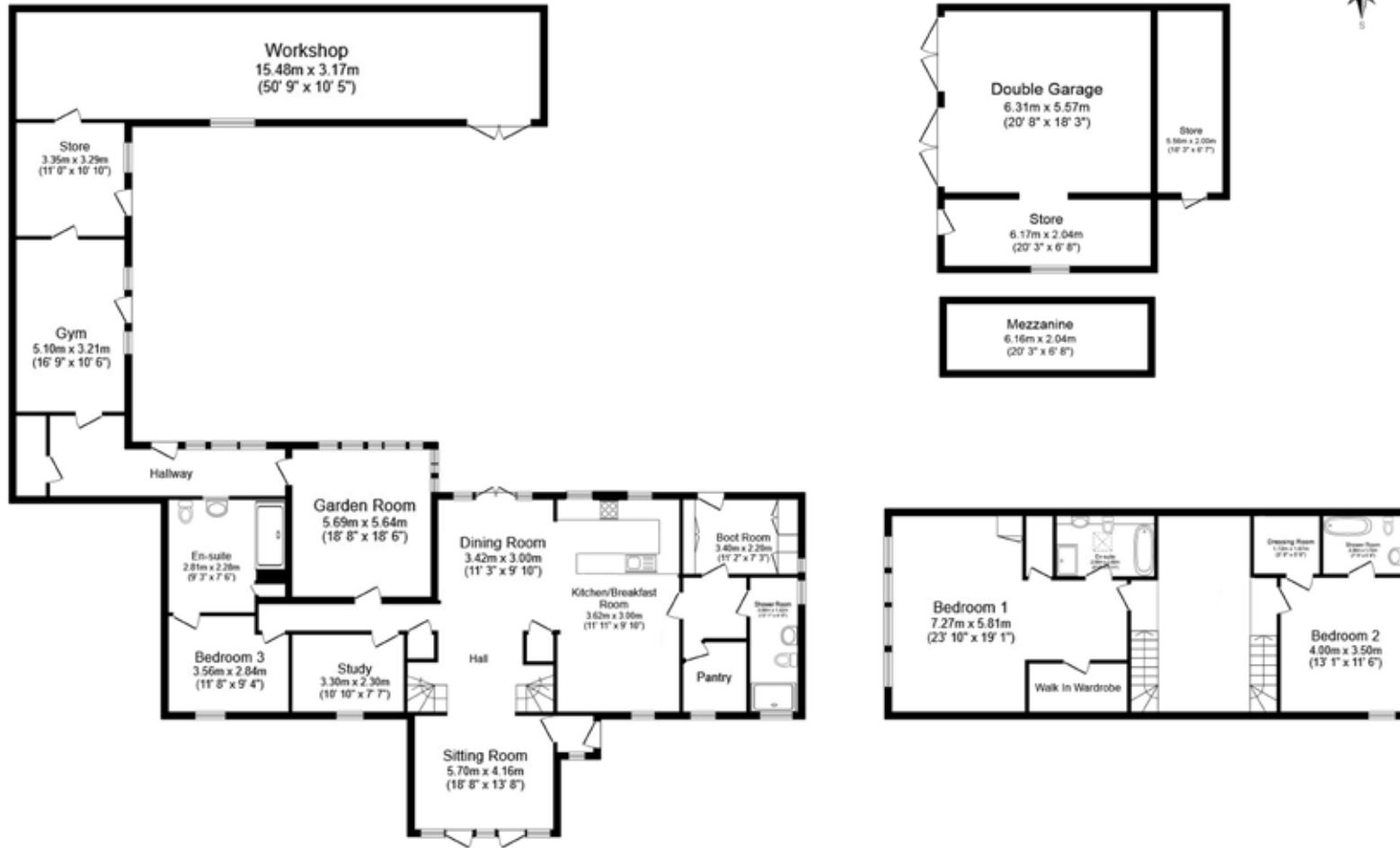
What 3 Words Location: Every 3-metre square of the world has been given a unique combination of three words. Download the app and use the following three words to pinpoint the exact location of the property - [///enough.scrub.vocals](https://www.enough.scrub.vocals)

Postcode IP21 4YH



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Property - DIS4379
 Approx. Internal Floor Area - 3425 Sq ft / 318.2 Sqm
 Approx. Internal Floor Area of Garage & Store - 798 Sq ft / 74.1 Sqm



Ground Floor

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First Floor



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06777456 Registered Office: Norfolk Country Properties Ltd, Blyth House, Rendham Road, Saxmundham, Suffolk, IP17 1WA



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