



'Charming, countryside haven'  
Pulham St Mary, Norfolk | IP21 4YG

# WELCOME



Experience the epitome of rural living in this exceptional barn conversion. Located on the edge of a quintessential Norfolk village, amidst far-reaching countryside views and surrounded by lovely walking trails, this splendid barn conversion is the perfect rural retreat. Benefiting from three bedrooms, a fantastic garden of around half an acre and a versatile garden room, this fabulous property is the perfect family home.











- Superb Barn Conversion
- Magnificent Rural Location
- Fabulous Countryside Views
- Excellent Walks All Around
- Two Bedrooms on The First Floor - Third Ground Floor Bedroom
- Spacious Kitchen Breakfast Room and Utility Room/Boot Room
- Cosy Sitting Room and Dining Room
- Around Half an Acre of Garden
- Wonderful Garden Room - Entertaining Area
- Garage and Off-Road Parking

Every corner of this delightful home has been thoughtfully designed to create a harmonious and inviting atmosphere. Whether you're relaxing by the woodburner in the cosy sitting room, or preparing a family meal in the well-equipped kitchen, you'll feel a deep sense of comfort and contentment. As you explore this home, you will notice that the exposed beams effortlessly blend with the overall design of the property, providing a defining feature that characterises this home with plenty of unique charm.

As you enter the property, there is a large hall area where stairs rise to the first floor. To the left of the hall is a double aspect sitting room, with French doors leading to the superb garden. A key feature of this room is the exposed brick chimney breast with woodburner, which offers a central focal point and cosy retreat on chilly nights. Exposed beams embellish this room and serve as a subtle reminder of the history of the barn.

Adjoining the sitting room is a dining area, providing plenty of space for a large dining table and an atmospheric area for entertaining.

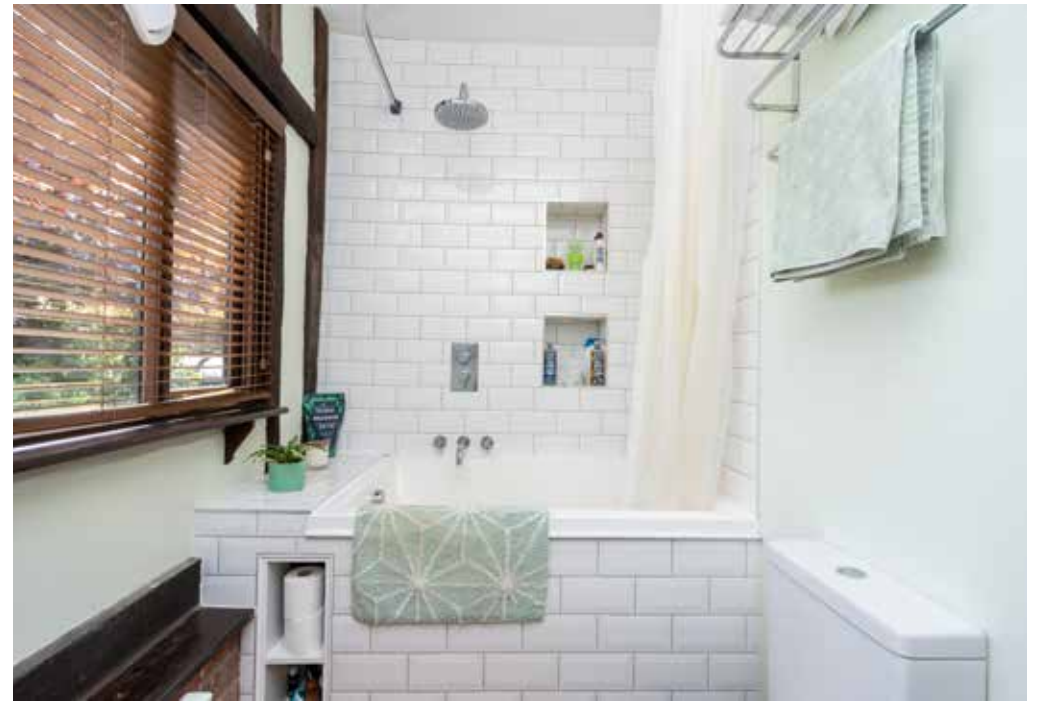


\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

















Moving back into the hallway and there is a family bathroom. This recently decorated room comes equipped with a sumptuous Cabuchon Japanese deep soak bath with overhead shower. Useful recessed shelving and wall mounted towel rails have been fitted for extra storage. Next to the bathroom is a versatile reception room, which can be purposed as a bedroom, home office or playroom/media room to suit.

Whether you are enjoying a leisurely breakfast, or simply gathering with loved ones, the kitchen/breakfast situated at the end of the hallway, offers a delightful setting for informal meals. Double aspect windows create an abundance of natural light, providing a cheerful and inviting ambience. Exposed rafter beams draw your eye upward, accentuating the height of this room. Plenty of low level and wall-mounted cabinets offer ample storage for all your kitchen essentials. The room also benefits from an integral cooker and hob.

Adjoining the kitchen/breakfast room is a large utility room. This useful area provides additional cabinet storage for kitchen accessories and space for white goods and offers direct access to the garden.

On the first floor, you will find two lovely, good-sized bedrooms, each with tall ceilings and exposed character beams. A cloakroom can be accessed from the first-floor landing.

The barn is located on a quiet lane, popular with dog walkers. Entrance to the property is via a large, gravelled driveway which provides considerable parking to the front and side of the property. The barn is situated on a generous plot of around half an acre, providing plenty of outdoor space to nurture and enjoy.

The south-easterly facing rear garden is an oasis of tranquillity, beautifully maintained by the current owners with mature trees and shrubs bordering the edges. The garden has been informally sectioned into three distinct areas, divided by hedgerows. The first section of the garden houses the main garage and tool shed.

Through a hedgerow arch, you will discover the second part of the garden. This enchanting area features a nature pond and a recently constructed Dutch log cabin, with a convenient undercover seating area. With power to the cabin, this versatile room could be used as a delightful home office or hobby room. "We spend a great deal of time enjoying the tranquillity of the garden from this area. It's a lovely space to entertain."

The final section of garden contains a second wooden garage; perfect for garden storage or for use as a useful workshop area and undercover BBQ area, with a built-in cob pizza oven, offering a further opportunity for outside entertaining during the warmer months.















# STEP OUTSIDE

Located in the charming rural Norfolk village of Pulham St Mary, this village (and the adjoining village of Pulham Market), benefit from a range of facilities, including a farm shop, two pubs, village shop and a primary school. The Pennoyer Centre village hall operates a popular café and also hosts an ongoing schedule of social events, such as movie nights, curry evenings, and quiz nights.

A mainline train station with direct trains into London (journey time approximately 90 minutes) can be found in the nearby town of Diss, just over nine miles away. The local market town of Harleston has numerous independent stores, cafés and restaurants, as well as a community leisure centre with recreation ground and is located only three miles away.

## Agents Notes

Tenure: Freehold

Local Authority: South Norfolk District Council – Band E

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

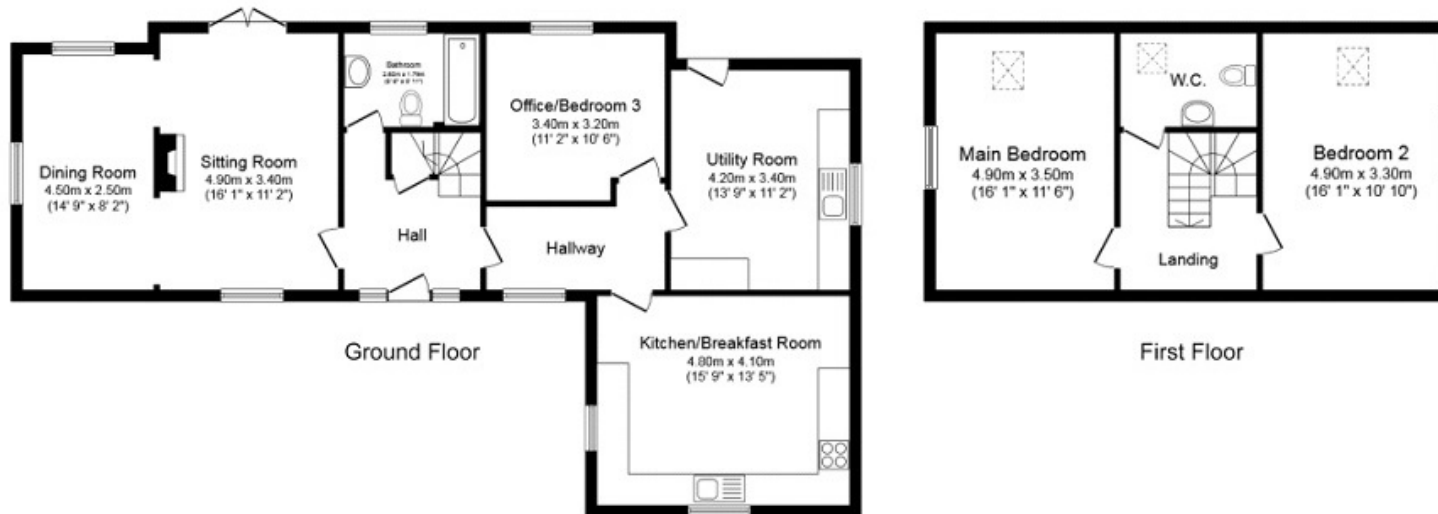
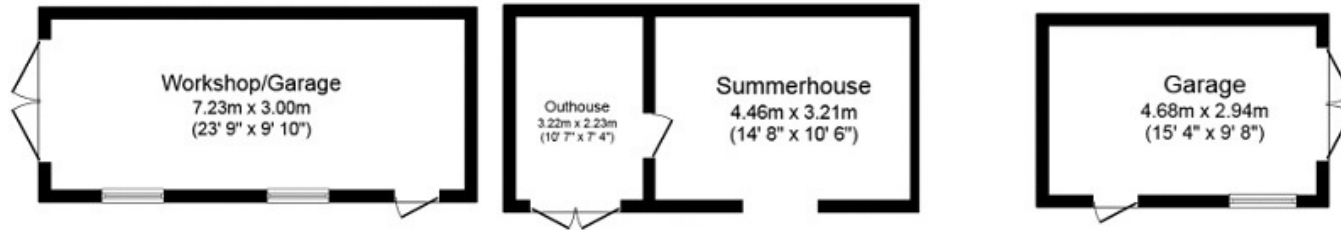
Directions: Head south on Mere St towards Park Rd/A1066 - Turn left onto Park Rd/A1066 - At the roundabout, take the 1st exit onto A140. At the roundabout, take the 2nd exit and stay on A140. Turn right onto Semere Lane. Turn left onto Station Road. Continue straight onto North Green Rd the property will be found on the right-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 - [desktop.pines.affirming](https://desktop.pines.affirming)

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



Property - DIS4393  
Approx. Internal Floor Area - 1507 Sq ft / 140.1 Sqm  
Approx. Internal Floor Area of Garages/Workshop & Summer House - 541 Sq ft / 50.3 Sqm



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