



Station Road, Pulham St Mary,
Nr Harleston.



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ESTATE AGENTS



Situated towards the edge of the village with stunning open farmland views to the rear this beautifully presented semi-detached Victorian cottage sits in pretty, well established gardens with off-road parking and workshop.

Accommodation comprises briefly:

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen
- Study
- Utility Room/WC
- First Floor Landing
- Master Bedroom
- Guest Bedroom with En-Suite Shower Room
- Further Double Bedroom
- Shower Room
- Off-road Parking
- Pretty front gardens
- Rear garden with beautiful far reaching countryside views
- Workshop/summerhouse
- Further clay lump outbuilding



The Property

The front door leads into the hallway with stairs to the first floor and door into the sitting room with window to the front aspect, useful under stair cupboard for hanging coats and storing shoes and a fireplace housing the wood burning stove which creates a cosy focal point. The sitting room leads out to the inner hallway and into the dining room which has double doors leading out to the rear courtyard area and brick fireplace. The kitchen is well fitted with a range of matching wall, base and drawer units, double built-in oven, gas hob (bottled gas) with extractor over, worktops with inset 1 ½ bowl sink, integrated fridge and dishwasher and windows to the rear and side aspects. The utility/cloakroom has space and plumbing for a washing machine and tumble dryer, sink and WC. The study/office overlooks the front aspect. From the inner hallway a stable door leads out to the rear garden.

Stairs lead up to the first floor landing with loft access hatch and airing cupboard housing the immersion tank. The master bedroom overlooks the front aspect and has the original cast iron fireplace and built-in wardrobe cupboards. The guest bedroom also overlooks the front with door to the en-suite shower room. The third bedroom overlooks the rear with beautiful views over open farmland and built-in cupboard. The recently refitted shower room has the original wooden floorboards and comprises a walk-in shower with glazed screen, WC, wash basin and window to the rear aspect.



Outside

The cottage is approached through a timber gate and over a gravel driveway with delightful front gardens planted with a variety of seasonal flowering plants, shrubs and trees including two established magnolias and an apple tree. A side gate leads to the rear garden where you will immediately find the vegetable plot which has fruit bushes including raspberry, blackcurrant and gooseberry and a strawberry bed. To the left is a courtyard area where you can access the original cart shed, now used as a workshop/summerhouse and a further original clay lump outbuilding both with power and light connected. To the rear of the outbuildings is the greenhouse and potting area and a lawned area with an established walnut tree, where you will find the summerhouse, a perfect spot to sit and enjoy the stunning farmland views and glorious sunsets. Further round is a further paved seating area and wood store.

Location

Pulham St Mary is a charming village and has a popular community centre (The Pennoyer) with café, bar and classes for all ages. Other facilities in the village include a general store, post office and garage. The neighbouring village of Pulham Market has a further shop, post office, public house, doctors and a primary school. Further facilities are available in the nearest town of Harleston. The amenities include bakers, butchers, public houses, pharmacies, cafes, restaurants, hairdressers, stores and further independent retailers. Diss has a mainline train station linking to London Liverpool Street and Norwich.



Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Electric Storage Heaters. The wood burner has a back boiler which heats two first floor radiators and hot water. Immersion tank also for hot water. Mains water and electricity are connected. Private Drainage - Septic Tank
Energy Rating: tbc

Local Authority

South Norfolk District Council
Tax Band: B
Postcode: IP21 4QS

Agents Note

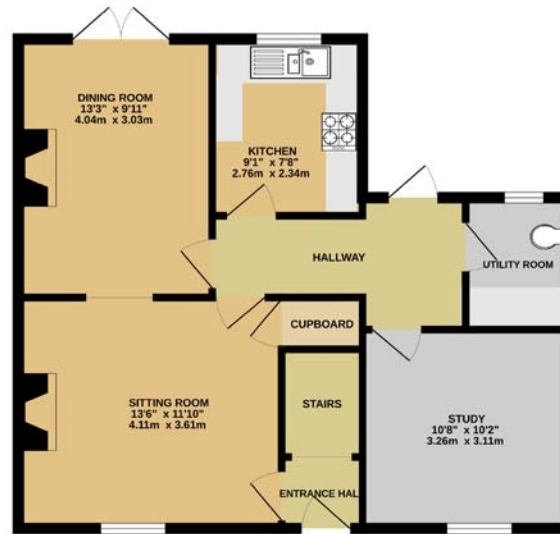
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

Vacant possession of the freehold will be given on completion.

Guide Price: £380,000

GROUND FLOOR
611 sq.ft. (56.8 sq.m.) approx.



1ST FLOOR
619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA : 1230 sq.ft. (114.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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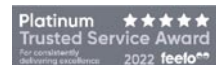
To arrange a viewing, please call 01379 882535

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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