



BARLEY HOUSE

THE MALTINGS, STATION ROAD, PULHAM ST MARY, IP21 4RU



An attractive and extended family house in the sought-after village of Pulham St Mary.

Built approximately 10 years ago, Barley House has been owned by the current vendors from new and has been both upgraded and extended. It offers well-presented accommodation together with an attached garage and excellent garden. On the ground floor the hall is open to a spacious kitchen/ breakfast room that was refitted by the current owners with a comprehensive range of high gloss units, integrated appliances, space for American fridge/freezer and large island making it a convivial place to eat. The vendors extended the house to the rear and off the kitchen is an excellent multi-functional vaulted reception room that opens to the garden. There is a spacious sitting room, also opening to the garden and a separate study plus cloakroom. A door also leads from the hall to the integral garage therefore offering further potential to convert if required.

On the first floor there is a double aspect principal bedroom with fitted wardrobes and an en-suite shower room. There are three further bedrooms and a family bathroom. There is a driveway for several cars

to the front of the property and ample space to the side offering further potential subject to the necessary planning consents. The rear garden is fenced to three sides and laid to lawn. There is a paved terrace for alfresco entertaining. The vendors also have a hot tub which is available by separate negotiation.

LOCATION

Pulham St. Mary is a popular village with a shop and the well regarded Pennoyer Centre, with further amenities (such as a primary school) available in nearby Pulham Market. It is well situated for easy access to the market towns of Diss & Harleston, in addition to the A140 and Norwich.

SERVICES

Oil fired central heating. Mains electricity, water and drainage are connected to the property. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)



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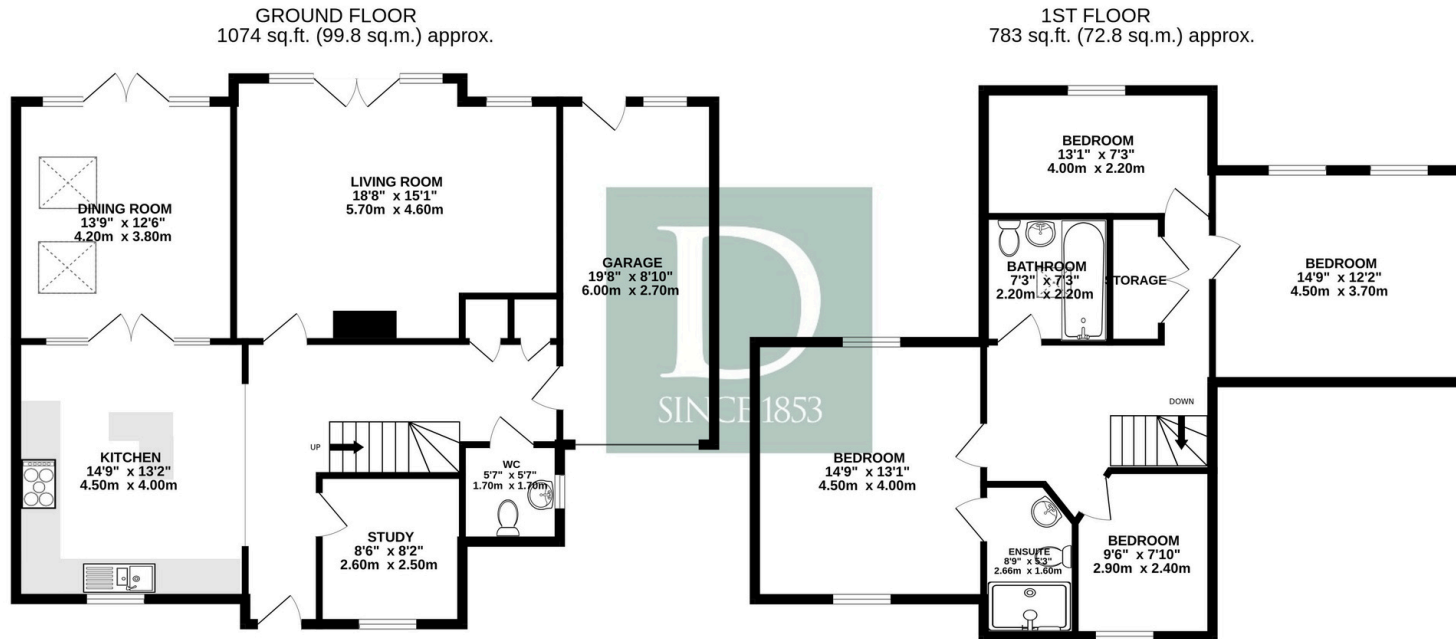
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FLOOR PLAN



TOTAL FLOOR AREA : 1858 sq.ft. (172.6 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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LOCAL AUTHORITY

South Norfolk District Council
Council Tax Band – D

ENERGY PERFORMANCE

C Rating

AGENT'S NOTE

Management Company is LRP 1.5% Annual Contribution for maintenance of communal areas. The vendor has advised the amount payable for 2023 is £179.70

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

LOCATION



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

IMPORTANT NOTICE

Durrants and their clients give notice that:

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CONTACT US

Durrants, 2b Market Hill, Diss, Norfolk,
IP22 4JZ

Tel : 01379 642233

Email : diss@durrants.com