

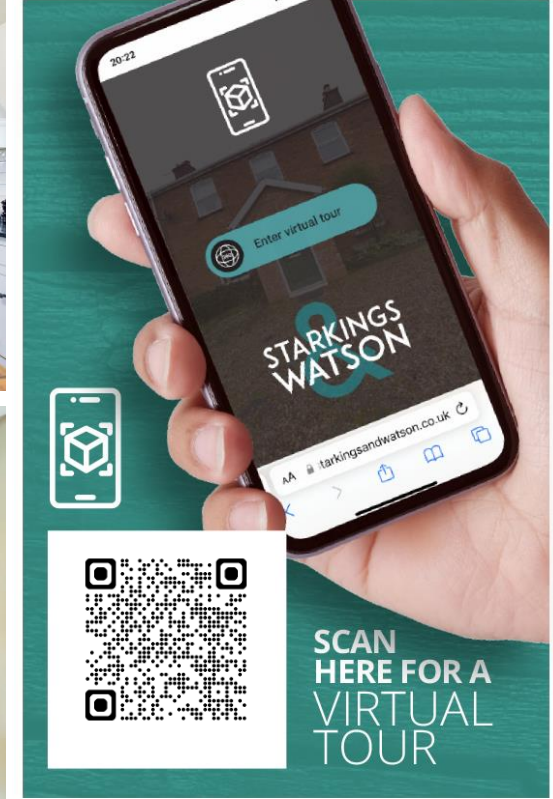
SEMERE GREEN

Pulham Market, Diss IP21 4XA

Freehold | Energy Efficiency Rating : N/A

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STARKINGS & WATSON

- Detached Grade II Listed Period Residence
- Original Character and Features
- Plot Extending to 2.93 Acres (stms)
- Three Impressive Reception Rooms
- Bespoke Kitchen/Breakfast Room with Aga
- Four Bedrooms & Two Bathrooms
- Separate Self-Contained One Bed Annexe
- Outbuildings, Stables & Triple Cart Lodge

IN SUMMARY

Located within an enviable RURAL LOCATION on the outskirts of Pulham Market is this DETACHED timber framed 17th CENTURY Grade II Listed home presented in excellent order creating a wonderful family home. In addition to the impressive FOUR BEDROOMS and FOUR RECEPTION ROOMS you will also find a SELF-CONTAINED detached one bedroom annexe ideal for family members or renting, a range of out outbuildings and FORMER STABLES, triple cart lodge as well as 3 ACRES of grounds (STMS). The grounds are kept in excellent order and offer the potential for EQUESTRIAN USE if required. The house itself extends to approximately 3000 sq.ft (stms) with the benefit of a fitted bespoke solid wood country style kitchen with Aga.

SETTING THE SCENE

The house is in a rural location on the edge of Pulham Market with a five bar gate to the front and sweeping shingled driveway which is lined with topiary hedges leading to the triple cart lodge with plenty of parking for multiple vehicles.

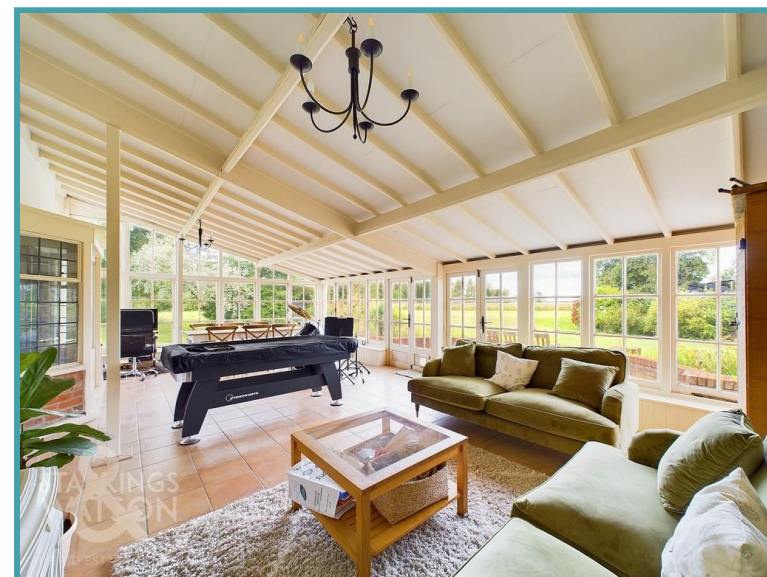
THE GRAND TOUR

Entering via the main entrance door to the front you will find a welcoming entrance hallway with stairs to the first floor landing and fitted storage as well as tiled flooring. There is a large W/C to the right and the ground floor bedroom/study to the left. The

principal reception space is found to the left of the hallway with an impressive main inglenook fireplace housing a woodburner as well as exposed timbers and internal double doors leading through to the garden room with log burner. The garden room overlooks the rear garden, and opens onto the terrace providing a wonderful extra reception space ideal for large gatherings. Heading to the right of the main hallway you will find the dining room with another impressive inglenook fireplace, this leads through into the family room which provides access to the kitchen, snug and utility. The utility offers a range of storage with space for further white goods. The snug offers another reception space ideal for a comfy sofa and a TV. The family room provides a space for a breakfast table and features the traditional Aga with an opening into the kitchen, which has been fitted with a stunning bespoke country style range of units with granite worktops over. There is a large island unit as well as Range style oven, Butler sink and dishwasher. The kitchen provides access beyond to the useful boot room with a feature well and door to the garden. Heading up to the first floor you will find three double bedrooms. There is a separate w/c with access to the master bedroom beyond. The master bedroom features a range of fitted wardrobes with an en-suite walk in shower to the corner. Heading along the landing you will find a further two double bedrooms as well as the modern family bathroom with separate bath and double shower cubicle. The annexe accommodation is listed separately below.

THE ANNEXE

Entering the annexe via the double doors to the front you will find a large main reception space with wood effect flooring and vaulted ceilings. The kitchen can be found semi-open plan tucked around the corner which is fully fitted with a range of units as well as range cooker and space for white goods. Via a set of double doors you will find access to the double bedroom with fitted wardrobes. Beyond the bedroom is the feature bathroom, fully tiled with a bath and walk in shower.



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THE GREAT OUTDOORS

The house is positioned away from the road and relatively centrally within the private plot creating a sense of seclusion and privacy. The total plot is in the region of 3 acres (stms) and mostly made up of lawns with paddocks, mature trees, hedging and planting. Off the extensive driveway you will find a triple bay cart lodge with secure storage/kennels behind. From the rear of the house there is a wonderful terrace with plenty of space for outside dining and entertaining featuring a covered pergola as well. The terrace overlooks the majority of the garden and the fields beyond. A shingled driveway bisects the gardens with a secluded pond and an extensive range of outbuildings to the rear including stables and a large detached workshop adjoining a vegetable garden which was previously a ménage. Prior to reaching the outbuilding you will find the detached one bedroom annexe which is separately rated and ideal for family members or a holiday rental.

OUT & ABOUT

The attractive South Norfolk village of Pulham Market has a hairdresser, convenience store, post office, two public houses, a doctors surgery and primary school. The neighbouring village of Long Stratton offers a wide range of day to day shopping facilities including supermarket, schooling, doctors surgery, dentist, post office and veterinary practice. The village also offers excellent transport links with a regular bus service to Norwich and Diss. The market town of Diss is approximately 7 miles to the South and offers a main line railway station.

FIND US

Postcode : IP21 4XA

What3Words : ///crumples.random.broom

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

Buyers are advised of the following details; The house and annexe are separately Council Tax rated with the house a band G and the Annexe a band A (exempt if uninhabited). Mains electricity and water are connected and the drainage is private via a sewage treatment plant. Central Heating is oil fired. The house is Grade II Listed.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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Ground Floor Building 2



Ground Floor Building 1



Floor 1 Building 1



GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area ^m
3560.06 ft²
330.74 m²