



Sunnyside Cottage
Colegate End | Pulham Market | Norfolk | IP21 4XJ

HISTORIC HOME, TRANQUIL LOCATION



Set within its own heavenly half acre with distant country views, this pretty three bed roomed cottage – packed with historic character inside and out – is the perfect rural retreat in which to unwind. Restored to a high standard throughout, the property now also benefits from recent additions – a glorious vaulted sunroom and a detached triple garage with huge studio above which have extended the living space considerably.



KEY FEATURES

- Beautiful detached Grade II listed property
- Wonderful vaulted rear extension
- Detached triple garage with Studio above
- Approximately half an acre plot
- Far reaching country views
- Immaculately kept garden with a suntrap patio area
- Parking for multiple vehicles
- Full of Character features
- A short drive from the train links of Diss and Norwich
- An exceptional and peaceful country property

On a quiet country lane just outside Pulham Market, you'll find this serene detached grade II listed home. Set deep in its own plot behind a five-bar gate, this is a property that naturally has evolved since its origins which are thought to be 17th century – and certainly the stunning oak beams inside suggest such. Likely once thatch and render, a 19th century upgrade saw the house encased in brick with a pantile roof, as was the fashion. A staggered roofline betrays an early side extension and what were probably once outhouses have been incorporated into the body of the house at some point. The current owners, who found the building in a rather sad state, carried out sensitive restorations, uncovering beautiful beams and early windows, removing false ceilings and returning the house to its authentic historic self. They have also added a magnificent modern sun room to the rear which, with its substantial oak beams, is very much in keeping with the original building.

Step Inside

The house has several entrances but the habitual one is directly into the kitchen. As is typical of houses of this period, there is no hallway. Instead, rooms were centred on a chimney stack, leading one to another. Of generous proportions, the kitchen is arranged in a wide galley layout with traditional quarry tiles, a wide electric range cooker and a deep pantry tucked down the side of the central stack. A wide opening on the other side of the stack leads into dining room. Here, the brick chimney houses a wood-burning stove under its ancient lintel. Above, the structural oak bressummer beam and ceiling joists have been stripped back to their original glory. A more welcoming setting for a traditional English Christmas is hard to imagine. A doorless opening leads to the sitting room, the original extension. This room shares a double-sided fireplace and wood-burning stove with the fabulous new sun room behind.





KEY FEATURES

Smaller and cosier than its new neighbour, this original sitting room is enjoyed by the owners in cooler months while the magnificent vaulted sun room, with its French doors open to the deck, really comes into its own in summer. Care was taken to source and construct the oak frame of this room so that it blends harmoniously with the older spaces adjacent. At over 335 square feet, flooded with light and with beautiful views across the garden to the fields beyond, this impressive space is a truly inspired addition to an already very appealing property.

Functional Spaces

A more recent rear extension, probably once outhouses, contains the bathroom with tub and shower stall, a larger than average utility and a sunny home office with French doors to the garden and two skylights. Attractive oak flooring in here was reclaimed from the bedrooms above.

Exploring Upstairs

A flight of stairs on the side of the chimney stack leads to a first floor landing where the age and structure of the house is in full view. Beams stretch across the building and rise into the steeply pitched roof. An original rear window with ancient timber mullions was discovered by the owners and exposed and restored so that it now looks down into the home office below. On this floor are three good-sized bedrooms and a WC.

Outbuildings

An oak-framed triple garage was added by the owners and, above it, a huge skylit studio accessed by an external staircase. Currently a games room, this might make an ideal home-working space, artist's studio, or a gym. And, with plumbing, electricity and drainage all in place, you might even create a granny annexe here. There are two further brick and pantile storerooms which have been structurally restored recently.

Step Outside

For peace, quiet and total privacy, this garden scores top marks. In the lee of the sun room, a sheltered deck with a hot tub is the perfect place for star-gazing out at the dark country skies. Lawns broken by trees, shrubs and a delightful wisteria-draped walkway permit distant views over neighbouring fields. A quieter and more tranquil spot would be hard to find.

























INFORMATION



On The Doorstep

This secluded and peaceful country location is also moments away from Pulham Market, one of Norfolk's most vibrant villages. A bustling and lively place to live, it offers two pubs, a shop, a post office, and a GP surgery. A primary school flourishes, while a high school is in the market town of Harleston a couple of miles away. The large village green is host to regular annual events like music festivals, fetes, carnivals and the circus and the village hall runs regular events - there's always something on!

How Far Is It To

Connectivity is very good. Diss with its supermarkets, boutique shops and fast and frequent trains to Norwich and London, is within a 10-minute drive. The nearby A140 takes you either to Norwich (20 minutes) or Ipswich (45 minutes). Ramblers will find 14 local footpaths in this excellent walking country, including historic Boudicca's Way.

Directions

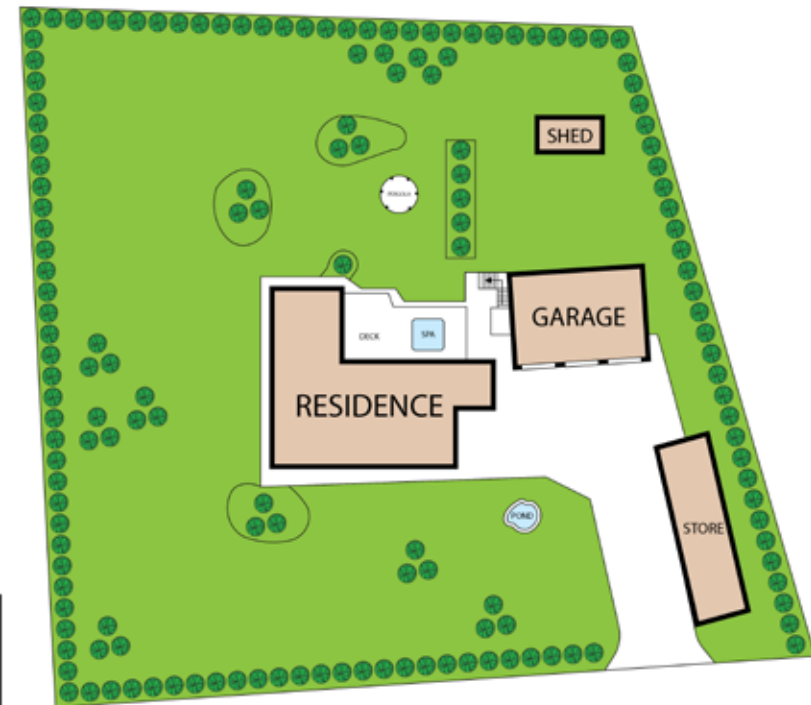
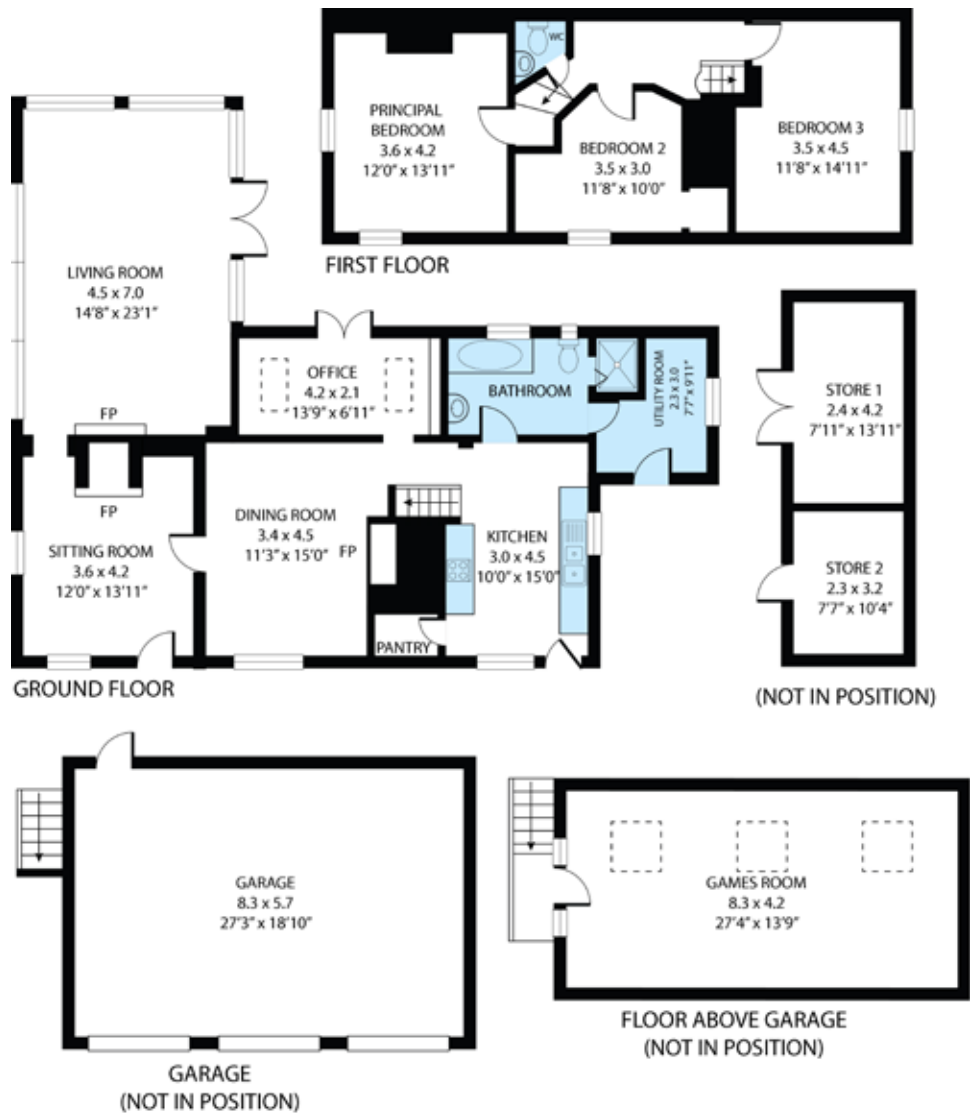
From Diss head north on the A140 towards Norwich. Take a right on to Stony Lane and follow the road into Colgate End Road. The property is on your left.

What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [///wordplay.crimson.employ](http://wordplay.crimson.employ)

Services, District Council and Tenure

Mains Electricity & Water, Private Drainage (Klargester), Oil Central Heating
Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.ofcom.org.uk - to check Mobile/Broadband Availability
South Norfolk District Council - Tax Band E
Freehold



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

GROUND FLOOR	: 113 SQ.M	1,218 SQ.FT
FIRST FLOOR	: 55 SQ.M	588 SQ.FT
GARAGE	: 49 SQ.M	523 SQ.FT
FLOOR ABOVE GARAGE	: 35 SQ.M	384 SQ.FT
STORE	: 17 SQ.M	193 SQ.FT
TOTAL AREA	: 269 SQ.M	2,906 SQ.FT

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.



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Fine & Country Diss
3 Navire House, Mere Street, Diss, Norfolk, IP22 4AG
01379 646020 | diss@fineandcountry.com