



Glen House
Pulham Market | Norfolk

CHARACTER COTTAGE



Pulham Market Village Green

This handsome home located in the centre of Pulham Market is a perfect village home. Whether enjoying it as your main residence or using it as a holiday home, this quaint Grade II listed home with three bedrooms, large sitting room and formal dining room plus conservatory offers a lovely, country retreat, whilst still offering easy road and rail transport links for work, schooling and leisure.



KEY FEATURES

- Beautiful Grade II Listed House
- Located In The Centre Of This Quintessential Village
- Close To The Village Green, Two Pubs and Village Shop
- Ideal Holiday Home
- Good Size Sitting Room
- Formal Dining Room
- Traditional Kitchen With Large Pantry
- Ground Floor Bathroom and First Floor Shower Room
- Three Bedrooms
- Pretty Gardens And Garage

This well-maintained property has most recently been used as a holiday retreat with the current owners undertaking a complete renovation and enjoying it as their country bolt – hole. They loved the escape to the country and have embraced life in this vibrant village. The property dates back to approximately 1800, with character features throughout and this is ready for new owners to write the next chapter. The current owners even have the original conveyance and photos of a Victorian couple sitting outside!

Step Inside

Step inside this characterful property to an entrance hall with stairs straight ahead and door to the dual aspect sitting room, surprisingly large for a house of this age. The sitting room leads to the kitchen which has an electric range housed in an alcove and plenty of shaker style cabinetry for storage. From the kitchen you can access the formal dining room with wonderful fireplace, easy to transfer supper from oven to table. At the other end of the kitchen, you find the walk-in pantry – a rare treat these days. An internal hallway to the ground floor bathroom and door to the conservatory complete this floor.





KEY FEATURES

Welcoming Home

This comfortable welcoming home offers character yet practicality. The sitting room is perfect for a family to relax by the open fire in winter, yet with dual aspect windows offers light and bright summer days. The conservatory provides a separate space to sit and enjoy the garden, or possibly could be used as a boot room, whilst the dining room is ideal for social meals by the open fire, for board games and maybe even homework for children. Even the kitchen with its huge range cooker invites you to pull up a chair by the alcove and chat to the chef. The weathered beams are thought to have been recycled from ships in the Spanish Armada, detailing holes for bolts and metal work and are dated way older than the actual house itself. The atmosphere makes you wonder how many fireside chats have taken place here and the floorboards could tell a tell or two themselves. The house oozes character and has a wonderful friendly feel to it. The current owners have enjoyed entertaining here, with Christmas, Easter, high days and holidays plus parties with the villagers all featuring as memories well made.

Exploring Upstairs

Pretty white painted stairs lead to the first-floor landing where the principal bedroom has space for wardrobes and dressing tables. Bedroom two is a double bedroom with wardrobe space whilst the smaller single bedroom is ideal for a guest bedroom, working from home study or perhaps a nursery. A modern shower room, with large shower tray serves this floor and offers extra clever storage alcoves, adding individuality again.

Step Outside

The cottage has a neat gravel driveway with garage with attractive good sized front garden. A gate takes you to the side garden, laid to lawn flanked by traditional flint wall, very attractive and private. The outside space at this lovely home is pretty and low maintenance.

















INFORMATION



On The Doorstep

Pulham Market is a popular and welcoming south Norfolk village set around a traditional village green. The village offers a shop, primary school, doctors' surgery, church and two public houses, all within walking distance providing everything you need for daily life. It also enjoys a strong community spirit with several activities available for all ages.

How Far Is It To....

Buses pass through the village going to and from Norwich, Diss and Harleston and Diss has a mainline railway station with trains to London Liverpool Street in approximately 90 minutes. The nearby A140 provides a direct link in just four miles, to the Victorian market town of Harleston with a variety of shops and day to day amenities; 9.5 miles to the southwest is Diss which sits on the Norfolk/Suffolk border. Diss is a bustling market town which offers supermarkets, independent shops, good sporting and social facilities including an 18 hole golf course. The cathedral city of Norwich is around 30 minutes' drive offering night life, theatres, restaurants, art and brand name shopping. Schooling to sixth form level is all within easy reach as is the beautiful Heritage Coast in around a 30-to-40-minute drive.

Directions:

On entering the very pretty village of Pulham Market follow the road towards the centre of the village. On a sharp right hand bend take a left turn the property will be found on the right hand side.

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... What 3 Words Location /// quote.fitter.enjoyable

Services, District Council and Tenure

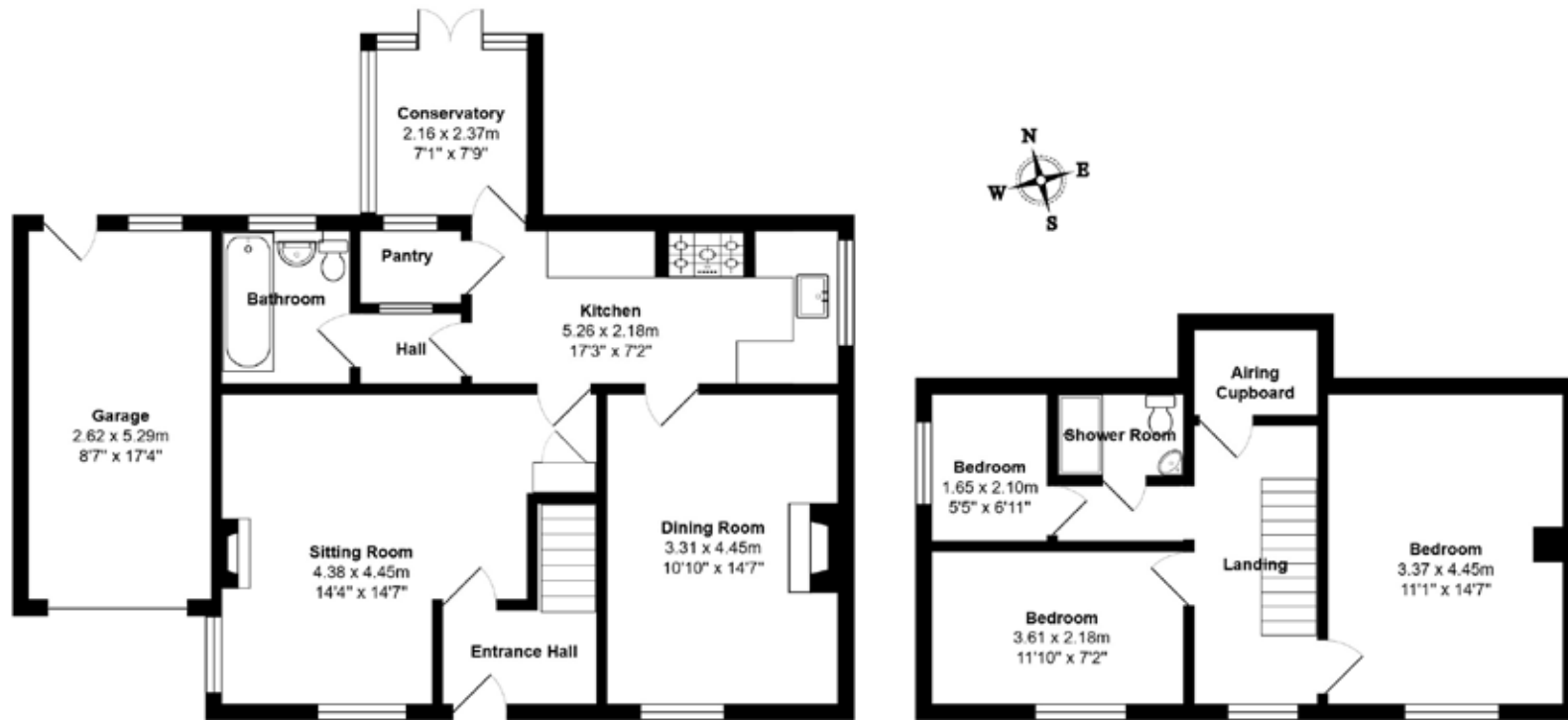
Oil Fired Central Heating

Mains Electricity, Water & Drainage

Broadband Available – please check www.openreach.com/fibre-checker

Mobile Phone Reception - varies depending on network provider - Please see www.ofcom.org.uk to check

South Norfolk District council – Band C- Freehold



Total Area: 122.5 m² ... 1318 ft²

All measurements are approximate and for display purposes only

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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