



Coles Common | Pulham Market | IP21 4XT
£550,000

twgaze

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Walnut Farm offers a charming rural lifestyle, set in peaceful countryside yet easily accessible to the Pulhams villages, Diss (with rail links to London), and Norwich. This Grade II Listed, timber-framed house boasts original period features including exposed beams, impressive fireplaces, and wide-board floors. Set in over an acre of attractive gardens with useful outbuildings.

- Historic, Grade II Listed timber-framed house
- Diss and mainline rail service to London (9 miles away)
- Set in just over an acre of gardens
- Range of useful outbuildings for garaging and storage

Location

This is a wonderful rural position set back from the country lane which carries very little traffic and yet is so accessible with the ever popular Pulhams villages a short drive to the south, easy access on the A140 with Diss and its Mainline rail service to London just 9 miles away or Norwich around 15 miles to the north. The surrounding area is attractive countryside with plenty of country walks. A little further afield is the Heritage Coast around Southwold, a 45 minute drive, or the Broads are a similar distance to the north. This is property which provides an attractive rural setting without being isolated and is convenient for the wide world.





The Property

Walnut Farm is a very attractive house with its rendered exterior and steeply pitched plain tiled roof hiding a very finely timbered house within. Much of the timber frame is exposed and it is easy to understand why the house is Listed as Grade II with its impressive fireplaces, some with Georgian inserts, original period doors, and wide board floors of oak or possible elm. There is some improvement work that could be done which would allow a new owner to make their own mark on this house and it is one that many would describe as having been largely untouched which is a positive statement!

Outside

Set in just over an acre of attractive garden with various trees and areas of lawn under sown with spring bulbs, the garden wraps around the house giving sunny and shady areas whenever needed. There is a range of useful outbuildings providing garaging and storage space.

Access

The first section of the drive is owned by Stable Cottage and Walnut Farm has an access across it.

Services

Mains water and electricity are connected. Private drainage. Oil fired boiler providing heating to radiators.

Directions

From Diss heading north on the A140 towards Long Stratton. Turn right signed to 'Goodies' onto Wood Lane. Walnut Farm is around 1 mile on the right.

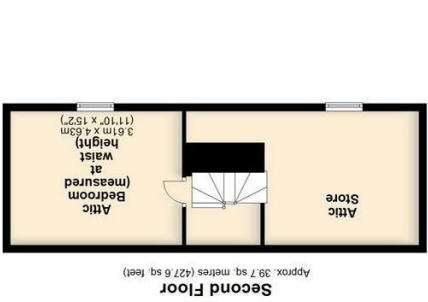
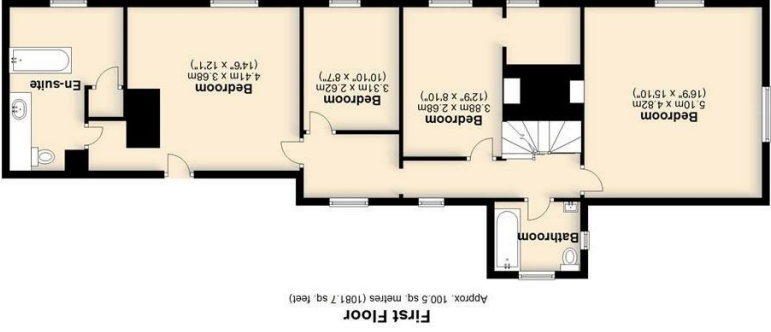
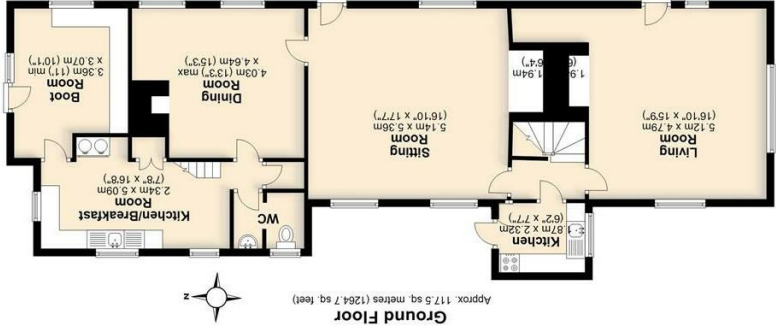
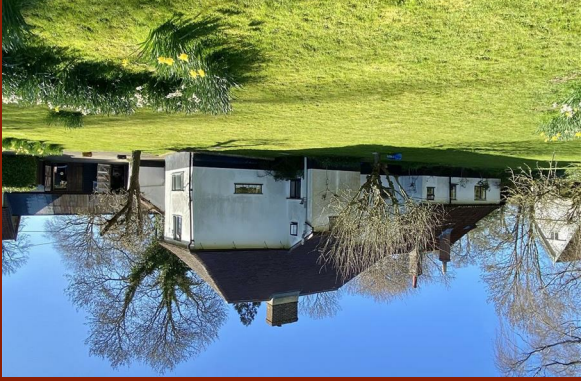
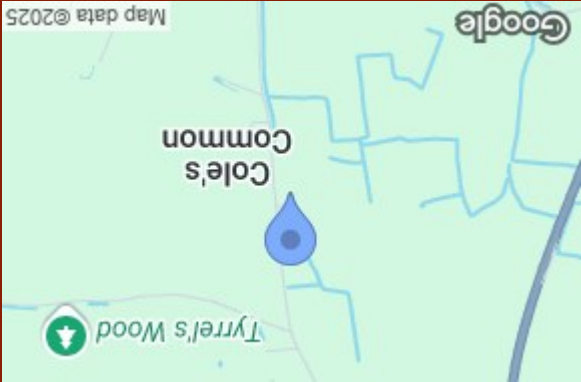
Viewing

Strictly by appointment with TW Gaze.

Freehold

Council Tax Band –

Ref: 2/19840/MS



10 Market Hill
Diss
Norfolk
IP22 4WJ
01379 641341
prop@twgaze.co.uk