



Pulham Road | Starston





Approx. Gross Internal Floor Area 1915 sq. ft / 178.01 sq. m

KEVIN PARSON



Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a guide and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly, if contemplating travelling some distance to view the property. The mention of appliances, equipment and/or services within these sales particulars does not imply they are in full and efficient working order. It is therefore in the purchasers interest to establish the working condition of any appliances included. Personal items such as furnishings, which may be shown in photographs, are not included in the asking price. We have been unable to verify tenure at the time of writing these particulars, should you proceed with the purchase of the property, your solicitor must verify this.

Ref KP0875 Privately Tucked Away 2.4 ACRES including Paddock

Long Drive Approach

Beams and Fireplaces

4 Bedrooms 2 Bathrooms 4 Reception Rooms Kitchen/Breakfast/Pantry/Utility

Range of Outbuildings

Excellent Condition -

Spacious Yet Comfortable

Period 17th Century Home Grade II Listed

Superb Period Detached House TUCKED AWAY from a LIGHTLY USED COUNTRY ROAD. 2.4 ACRES including Paddock.. A cosy and comfortable yet spacious Family Home with 4 Bedrooms, 2 Bathrooms and 4 Reception Rooms. Various Outbuildings. Lovely Gardens leading down to a Beck. TRANQUIL and PICTURESQUE. Viewings really are essential!

The property, situated at a lower level than the road, is approached by a long shared driveway and with a southerly aspect leading down to a picturesque beck. There is a combination of a **paddock of about 1 acre**, kitchen and lawn gardens, together lawns leading down to the Beck. This beautiful, timber frame home is believed to date from the 17th Century with a Victorian brick front and enjoys a wealth of internal timbers..

Entering through the side Entrance Hall leads to both the **Kitchen**, bespoke fitted Farmhouse style with Aga and rather splendid walk-in **Pantry**. There is a **Utility Room** and **Cloakroom**. The **Dining Area** is also off the side hall and having open studwork to the **Lounge** which combined is a really comfortable yet spacious living area. This leads to an inner hall and **Study** as well as the more formal **Entrance Hall** at the rear. Further **Sitting Room**, with both receptions have a multi fuel/woodburner stove.

Upstairs there are **four double bedrooms** off the **Landing**, the master having a recently re-fitted **En-suite Shower Room** and **Spacious Family Bathroom**.







Outside

The property is set within total grounds of about 2.4 acres (sts), long driveway with paddock, lawned gardens and utility area. Very useful Outbuildings: Open Cart Lodge 15'6 x 14'6; Adjoining Store 14'6 x 7', Further Store 14'6 x 7'8. Separate Workshop 15'3 x 14'9. Timber frame store 16' x 9'. To the immediate rear of the property are three further stores, a useful addition to the living accommodation, suitable for boots, freezers, general storage and garden store, measuring 7'6 x 3'9; 10' x 7'6 and 9'9 x 7'6

Services

Main water and electricity. Private drainage. Good broadband. Oil Fired Central Heating. Electric Aga.

EPC - Not Applicable

Tenure: Freehold

Council Tax Band: G South Norfolk Council

Directions: From Harleston, proceed in a westerly direction towards the Pulhams, through the village of Starston and the property will be found on the right hand side after about 1.5 miles.

Mileages

Harleston	1.5 miles
Diss	11 miles
Norwich	18 miles
Southwold	25 miles
Cambridge	68 miles
London	1hr35 to Liverpool Street





KEVIN PARSON Powered by eXp
01379 430 441
kevin.parson@exp.uk.com
kevinparson.exp.uk.com



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