



Bank Street, Pulham Market - IP21 4TG



Bank Street

Pulham Market, Diss

Located in the SOUGHT AFTER VILLAGE of PULHAM MARKET within a picturesque setting, this wonderful FOUR BEDROOM DETACHED HOUSE boasts the charm and character of a period cottage with later additions. With an extensive footprint extending to over 1790 sqft (stms), this property offers a unique blend of traditional features and modern conveniences with plenty of potential. The FLEXIBLE LAYOUT includes THREE/FOUR RECEPTION ROOMS, a kitchen, separate utility area, FOUR BEDROOMS, and family bathroom. The versatile layout also presents ANNEXE POTENTIAL with a separate access from the driveway, providing an ideal option for multi-generational living/guest accommodation. Externally you will find an IMPRESSIVE RANGE of TRADITIONAL OUTBUILDINGS with almost 700 sqft of possible accommodation to convert (stp) further enhancing the property's appeal whether it be for commercial usage or extra accommodation. In addition to the outbuildings there are well kept and PRIVATE COTTAGE STYLE GARDENS offering more space than you might expect to find as well as ample DRIVEWAY PARKING for multiple vehicles.



Council Tax band: E

Tenure: Freehold

- Detached Period Cottage
- Extensive Footprint Extending To Over 1790 SQFT (stms)
- Annexe Potential With Separate Access
- Three/Four Reception Rooms, Kitchen & Utility
- Four Bedrooms & Family Bathroom
- Impressive Range Of Outbuildings With Huge Potential
- Plenty Of Driveway Parking
- Pretty Cottage Style Rear Gardens

The attractive South Norfolk village of Pulham Market has a hairdressers, 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 12 miles to the South and offers a main line railway station.



SETTING THE SCENE

The house is approached via Bank Street within the heart of the village. You will find a hard standing driveway to the front and side of the house, with gates leading to the detached outbuildings/garaging beyond. An attractive red brick wall defines the boundary to the side and you will find three possible access doors into the house - one from the side driveway and two to the rear from the rear garden.

THE GRAND TOUR

Entering via the main entrance door to the rear of the house, you will find a useful entrance lobby with a downstairs w/c as well as another side access from the side driveway. The separate utility room can be found to the front which could easily become an annexe kitchen if converted as such. The utility provides space for white goods as well as a sink and cupboard storage. A door from the utility and the entrance lobby lead through into a reception, with vaulted ceiling and exposed beams. This impressive reception also benefits from a mezzanine bedroom above. Heading down the hallway you will then find the open plan kitchen into dining room. Previously two separate rooms, this open plan space allows for plenty of light and could be used in a number of ways. The kitchen offers a range of units with space for various goods. The kitchen gives way to the main sitting room with a dual aspect, as well as a brick built fireplace and the stairs to the first floor landing. There is a further door leading to the rear garden, as well as access to a useful study room with understairs storage. Heading up to the first floor landing you will find plenty of landing space for a desk or seating. To the front of the house there are three ample bedrooms, with the largest master room located to the far end of the landing benefitting from built in wardrobes. Off the landing there is a built in cupboard, as well as the family bathroom with bath and shower over, w/c and hand wash basin.

FIND US

Postcode : IP21 4TG

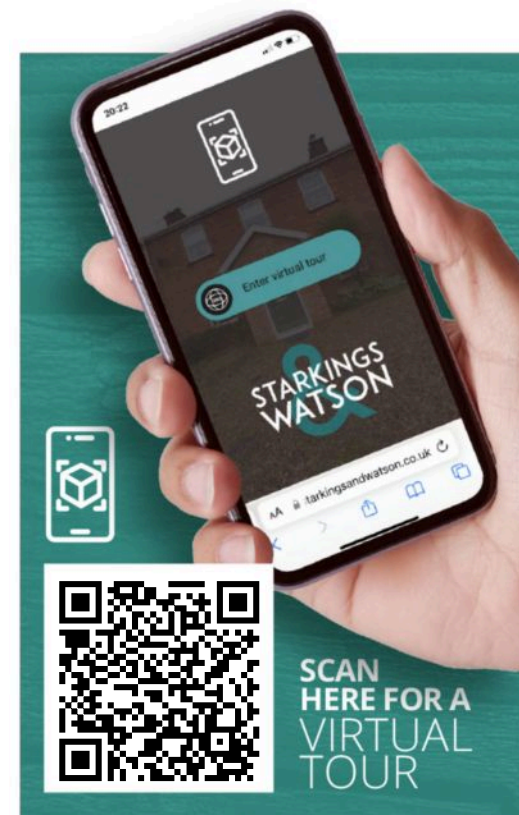
What3Words : ///pinging.elsewhere.tricycle

VIRTUAL TOUR

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

AGENTS NOTES

The property is believed to date back over 300 years in its original form with various additions over the years. The original part of the house is constructed of clay lump and is also set with in the local conservation area. There are mains electricity, water and drainage connected with heating supplied via oil.







THE GREAT OUTDOORS

The pretty rear garden offers a country cottage style garden space with an array of mature trees and shrubs creating plenty of privacy. The garden is mainly lawn with various planting borders full of shrubs. Beyond a hedge is a further section of secret garden leading to a private seating area with covered pergola. The garden gives access to both outbuildings with tremendous potential to utilise further or convert (stp). Both outbuildings have the potential to house double storey accommodation if needs be and/or be used for commercial usage (stp) as both have access to the power and light also. There are several access points to the house itself, one from the side driveway and two from the rear garden

Driveway

4 Parking Spaces

Hard standing driveway to the front and side for at least 4 vehicles

Garage

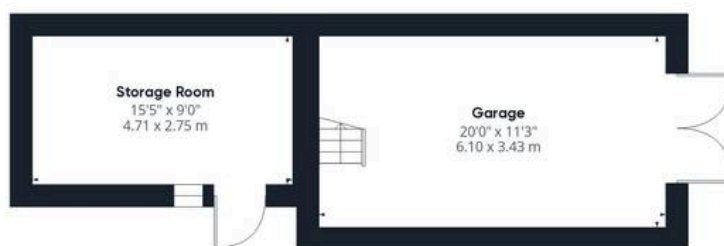




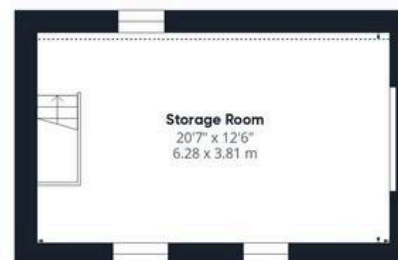
Ground Floor Building 1



Floor 2 Building 1



Ground Floor Building 2



Floor 1 Building 2

Approximate total area⁽¹⁾

2412.09 ft²

224.09 m²

Reduced headroom

152.64 ft²

14.18 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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