



The Green, Pulham Market - IP21 4SU





## The Green

### Pulham Market, Diss

Standing proud on the village green, this IMPRESSIVE SEVEN BEDROOM PERIOD FAMILY HOME is located in a picturesque VILLAGE SETTING, embodying the essence of rural tranquillity. This substantial attached period home is GRADE II LISTED and offers purchasers the ideal opportunity to acquire TWO SEPARATE DWELLINGS ATTACHED TO ONE ANOTHER, ideal for MULTIGENERATIONAL LIVING, OR one large family home depending on the preference. The property is filled with original features throughout including exposed timbers, inglenook fireplaces and mullion windows as well as having spacious accommodation which extends to over 3500 SQFT INTERNALLY (stms) across both dwellings. Within the main house you will find a BESPOKE FITTED KITCHEN/BREAKFAST ROOM complemented by a separate utility room and ground floor w/c. There is EXCELLENT RECEPTION SPACE with THREE LARGE ROOMS to choose from. Upstairs, over the top two floors there are FOUR DOUBLE BEDROOMS with the main room offering two walk in wardrobes! In addition there are TWO BATHROOMS. The smaller adjacent cottage offers a KITCHEN/DINNING ROOM, reception hallway, w/c, and impressive main reception measuring over 24'. Over the two top floors you will find THREE DOUBLE BEDROOMS, a walk in dressing room and a family bathroom. Externally the house is found within a GENEROUS GARDEN PLOT that gently slopes to meet OPEN FIELDS beyond, residents will relish in the expansive outdoor space ideal for both relaxation and entertainment.



Two separate driveways lead to GARAGING and outbuildings ensuring ample parking provision for multiple vehicles. The stunning village green envelops the property, bestowing a picturesque backdrop that changes with the seasons. The popular village of PULHAM MARKET boasts a full range of local amenities including pubs, village shop, doctors and schooling promising an enriched lifestyle experience.

Council Tax band: D

Tenure: Freehold

- No Chain !
- Substantial Period Home - Two Dwellings Adjoined Ideal For Multigenerational Living
- Over 3500 SQFT Internally (stms)
- Two Kitchens & Five Reception Rooms
- Seven Bedrooms & Three Bathrooms
- Impressive, Private Rear Gardens Backing Onto Fields
- Plenty Of Driveway Parking & Garaging
- Central Village Location Overlooking The Green

The property is located within the sought after South Norfolk village of Pulham Market. Various amenities are within walking distance, including the 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 property can be approached using the shingled driveway on the green in the heart of the village. You will find ample off road parking with the driveway leading to the double garage. Beyond the driveway and the garage is the main rear garden. There is an additional driveway belonging to the smaller of the cottages also to the side of the house. To the front is the front lawn with a paved pathway leading to the traditional main entrance door providing access to the both sides of the house.

## THE GRAND TOUR

Drayton House - Entering the house via the main entrance door to the front off the green is a small entrance lobby with a door into the main reception as well as a door into the adjacent home if required. The main reception space is a large room filled with period features, timber beams and exposed brickwork. The exposed inglenook fireplace houses a woodburner with an open aspect into the kitchen, stairs to the first floor landing and a door into the separate sitting room. The sitting room provides much of the same in the way of period features with exposed timbers and a large inglenook fireplace housing a woodburner. There are also double doors leading into garden room beyond. The stunning kitchen has been bespoke fitted with a range of solid wall and base level units with granite and wooden worktops over. There is also a central island units as well as two integrated electric ovens and induction hob, dishwasher and fridge/freezer. The kitchen provides access to a small lobby with fitted storage leading to the ground floor w/c and in the other direction, a rear lobby leading to the utility room. The utility is an excellent separate space providing a range of wall and base level units with quartz worktops over, a second sink and space for white goods. A tiled floor leads to a door to the rear garden. The final room on the ground floor is the stunning garden room used as a dining room currently with wonderful views over the gardens. The garden room provides a solid roof as well as tiled flooring and double doors out to the garden.

Heading up to the first floor landing there is a staircase to the top floor as well as access to two bedrooms. To the left is the master bedroom with an array of storage and wardrobes as well as an en-suite bathroom with w/c, hand wash basin and bath with shower over. The bedroom to the other side of the landing offers two walk in wardrobes either side of the central chimney breast as well as wooden flooring and exposed timber. Heading up to the top floor there are two generous attic style bedrooms offering excellent views. There is also a bathroom with w/c, hand wash basin and shower.

Little Drayton - Entering via the main entrance door to the side there is a useful porch entrance with space for coats and shoes with access into the main reception room as well as the reception hallway. The hallway features exposed timbers as well as access to the ground floor W/C. The kitchen/dining room can be found to the left of the hallway with the stairs found tucked around the corner to the first floor landing.

The kitchen/dining room requires some modernisation but is presented in good order and offers a range of wall and base level units with rolled edge worktops over. There are exposed timbers as well as space for a range of white goods including a freestanding oven. Found at the far end of the hallway is the main reception measuring over 24' with a large bay window to the front overlooking the green. The wonderful main reception is flooded with light as well as offering a brick built fireplace housing a woodburner. Doors to the rear lead into the porch entrance and an internal door into the main house adjacent which if bought separately, will be closed up by the vendor prior to purchase.

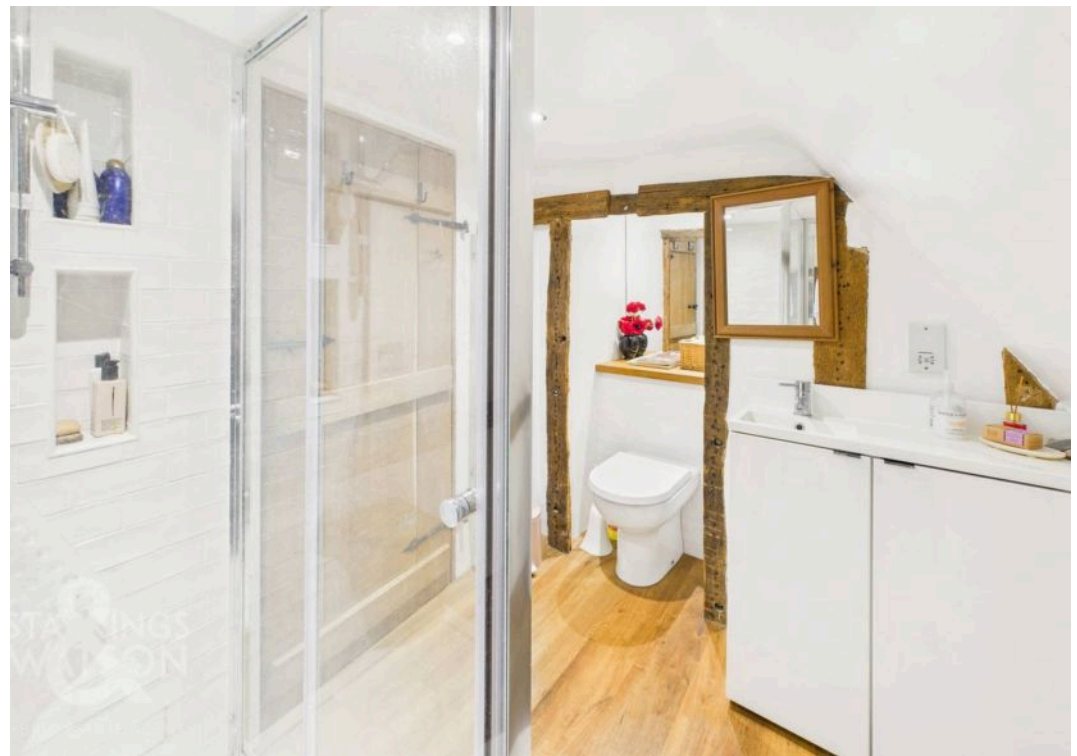
Heading up to the first floor landing you will find two ample bedrooms as well as a large walk through dressing room and a family bathroom. To the right is the dressing room with plenty of fitted storage. The dressing room leads through to the main bedroom and both rooms offer a range of exposed timbers. To the other end of the landing is the other bedroom and the bathroom as well as some fitted storage. The main bedroom offers a range of exposed timbers and a dual aspect. The bathroom has been re-fitted to offer a double shower, w/c and hand wash basin. To the top floor there is a further double bedroom within the attic with Dorma style window to the front and another window to the side as well as exposed timbers. This room would make an ideal office. All the carpets on the upper levels have been recently replaced.

## AGENTS NOTES

Buyers are advised the house is Grade II Listed and of traditional timber construction. The listing comprises; Drayton House and Little Drayton which are adjoining one another and are rated and classed as separate dwellings. The vendors are open to the possibility of selling both together or both separately depending on preference of a purchaser. Buyers are advised that if bought as one lot then dual rates will be payable of course as well as higher rate stamp duty etc as you would be purchasing two dwellings. Services include mains electricity, mains water, mains drainage with central heating provided by LPG to the main house and electric heating to the cottage.











## THE GREAT OUTDOORS

The stunning rear garden offers more space than you might expect to find with the garden kept in excellent order by the current vendors. Initially you will find a pleasant paved patio area providing multiple places for seating and entertaining. The patio leads up to the main section of lawn flanked by an array of mature planting, trees and shrubs with plenty of privacy and interest. The lawns continue to a more open expanse with far reaching views over the fields beyond. You will find a further array of planting borders as well as access to the driveway to the side and personnel door into the double garage. Gardens for Little Drayton can be found to the side of the cottage and offer a private area of lawns with mature trees and shrubs surrounding as well as well stocked flower bed borders. There is a small courtyard area to the side of the cottage as well.

## FIND US

Postcode : IP21 4SU

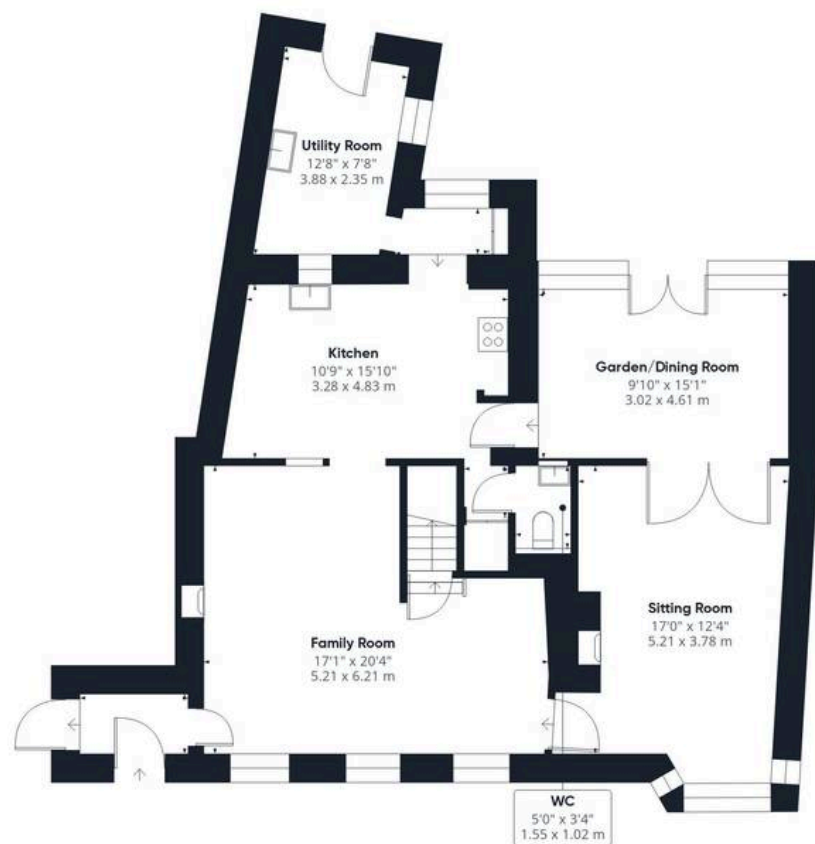
What3Words : ///glance.coveted.range

## VIRTUAL TOUR

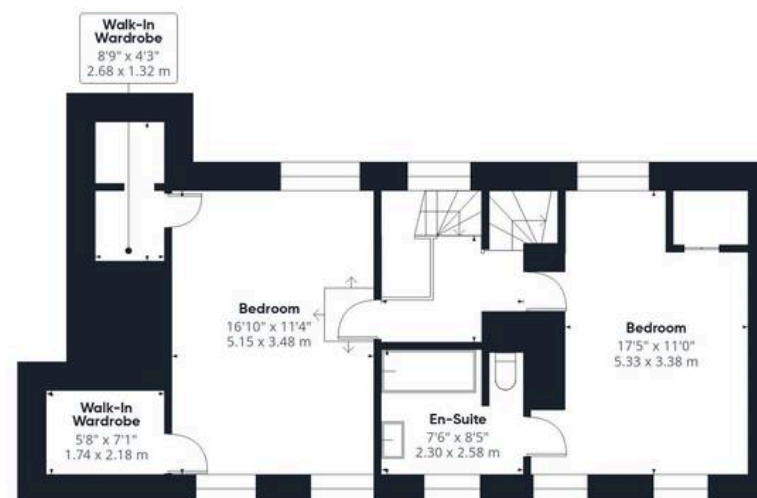
View our virtual tour for a full 360 degree of the interior of the property.







Ground Floor



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

1996 ft<sup>2</sup>

185.3 m<sup>2</sup>

**Reduced headroom**

149 ft<sup>2</sup>

13.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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