



FOURWINDS

LONELY LANE, PULHAM ST. MARY IP21 4XZ



A spacious and superbly presented detached country house in an idyllic rural position with delightful gardens and panoramic views

The property is a superb period house that has been extended and updated, and is surrounded by open fields. It offers superbly presented accommodation that is both spacious and versatile. There is a ground floor shower room and a study/bedroom 5 making it future proofed. It is also considered the accommodation could be configured to create an annexe.

The vendors have landscaped the gardens and both the house and its rural setting, are perfectly arranged for entertaining. There is even a terrace with outdoor kitchen at the rear of the property enjoying panoramic westerly views and ready for alfresco entertaining.

The front door opens to a spacious entrance hall that leads to the impressive vaulted drawing room with woodburning stove, a study/bedroom 5 and a ground floor shower room. It is considered this area could potentially be arranged to create a self-contained annexe. From the hall is a spacious dining room which connects brilliantly with the sitting room and the excellent kitchen/breakfast room. It is fitted with a comprehensive range of

painted shaker style units and an Aga. The breakfast area has superb rural views. There is a large pantry and an impressive utility room. Also on the ground floor is a further reception room/study with a door to outside and would work brilliantly for those working from home and have clients visiting. On the first floor are four double bedrooms with the principal benefiting from an ensuite and there is a family bathroom.

At either end of the ground floor is an attached garage, one of which is used as workshop. In the garden is a detached outbuilding which has been converted at one end to form a leisure/games room with feature Middle Eastern fire. The other end of the building is divided into two garden stores.

The grounds are a delightful feature of the property with a wide array of mature shrubs and trees throughout. At the front is a kitchen garden and gates open to a gravel driveway with parking for several cars. The principal area of the garden is laid to lawn and in one corner is a seating area with superb views.



4



3



3



11
miles



EPC





LOCATION

The Pulhams are two small popular villages with shops, a primary school, medical centre and a community centre. Located between Diss, Long Stratton and Harleston – the larger town of Diss offers excellent amenities including schools, health facilities, sports facilities, regular bus service and main line railway station to London (Liverpool Street). The pretty market town of Harleston is thriving with many historical buildings and an excellent range of independently owned shops and a number of cafes. There is a strong sense of community with many events going on within the town all year and lots of local clubs, organisations and activities.

SERVICES

There are two oil fired boilers and central heating. Mains water and electric. Drainage via septic tank. Fibre broadband is connected. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY

South Norfolk Council, Tax Band D

AGENTS NOTE

Within the title is a public footpath. This is on the perimeter and vendors have erected fencing within the boundary to provide screening which gives the garden seclusion and privacy.

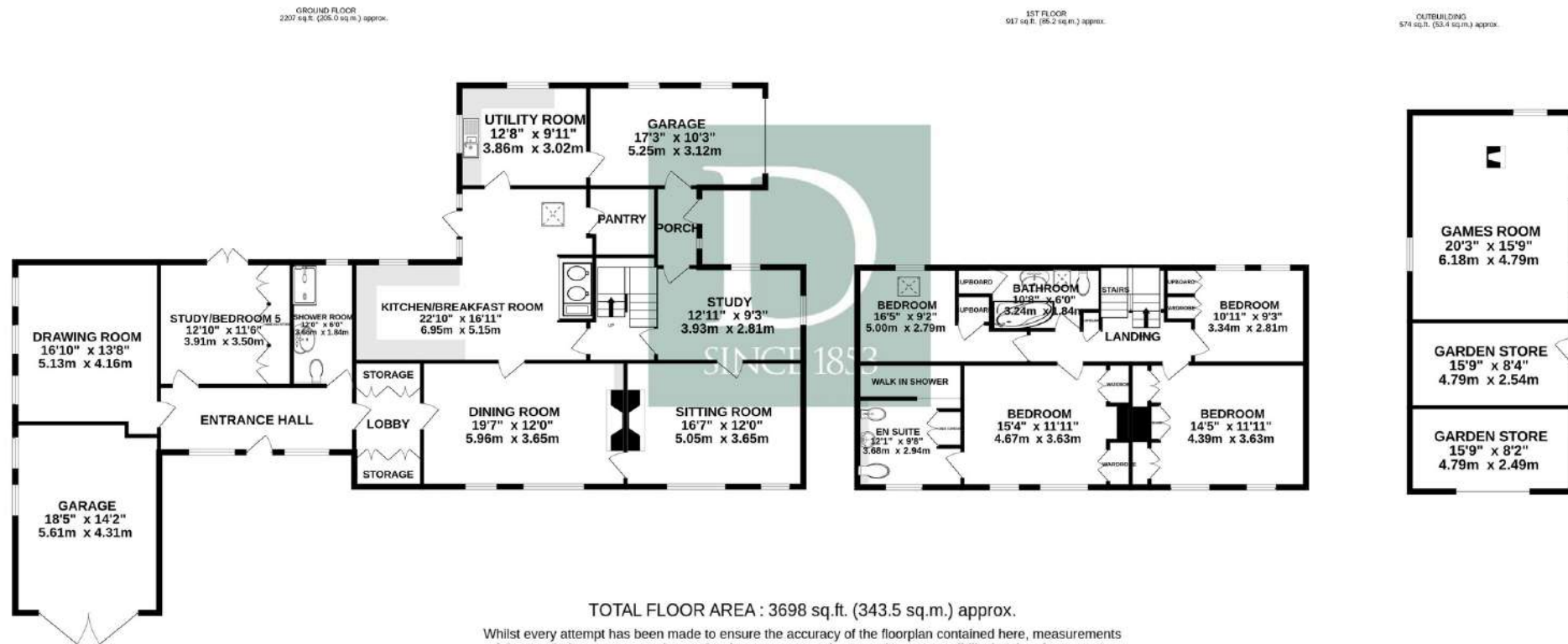








FLOOR PLAN



TOTAL FLOOR AREA : 3698 sq.ft. (343.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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