



NORTH VILLA  
BUSH GREEN, PULHAM ST. MARY, IP21 4YA





## A superb rural smallholding of 3.52 acres with a detached versatile bungalow and substantial barn in a delightful setting

The property comprises an excellent smallholding and perfect for those wanting to embark on the 'the good life'. At the heart is a well-presented detached bungalow that has been substantially extended and offers highly versatile accommodation that can be configured to suit a variety of needs. It is set in an excellent garden that is established with a wide array of shrubs. To the rear is a polytunnel.

There is parking for the bungalow to the front. However, there is an additional access leading to the rear of the property which provides parking for several vehicles together with providing access to the substantial barn/workshop that can be used for a variety of purposes subject to the appropriate consents.

There is bank of solar panels and opposite is the former produce area which was used for growing fruit and vegetables. This runs into the orchard which has a large number of fruit trees. Beyond the orchard is a paddock with direct access to the approach track. It could be used for animals within the smallholding or

for horses required.

There are superb rural views beyond and the property enjoys the fusion of country living without being isolated.

### 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.

### SERVICES

Oil fired central heating. Drainage via private treatment plant. Mains water and electric. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

### LOCAL AUTHORITY

South Norfolk District Council  
Tax Band D



3



3



2



3.52  
acres



11  
miles



EPC











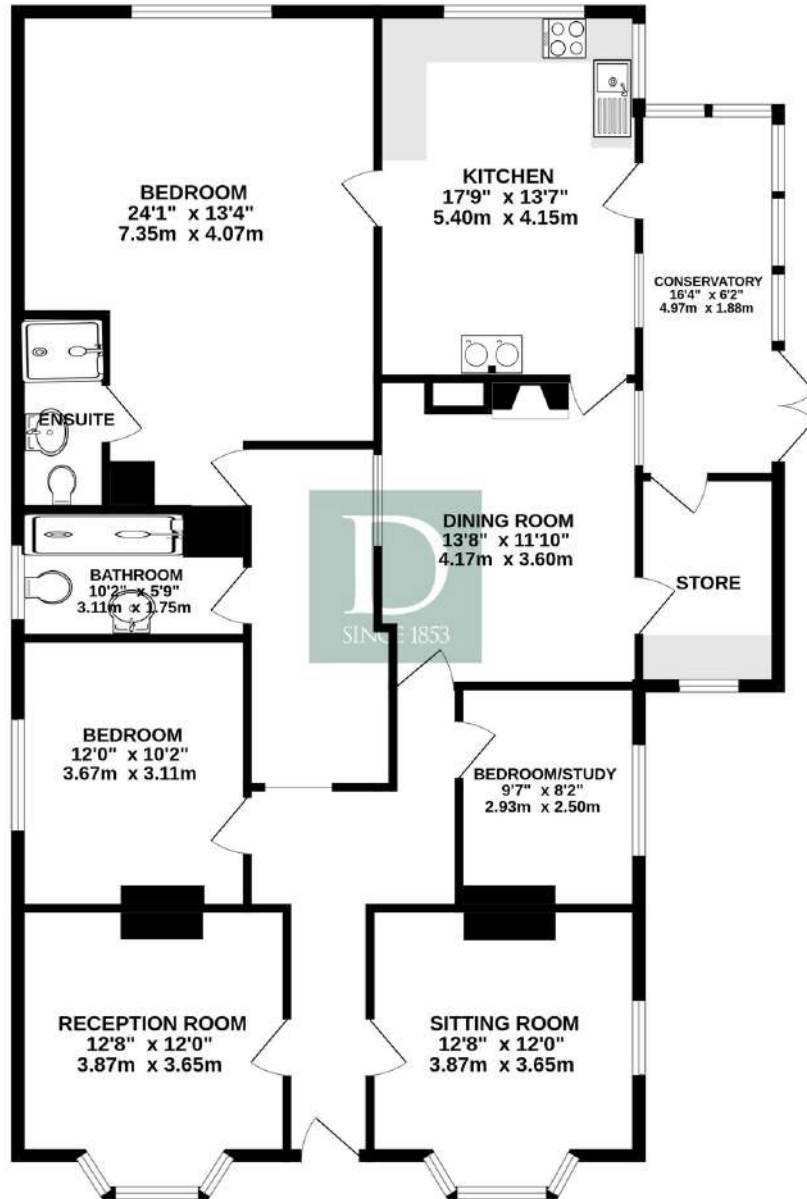






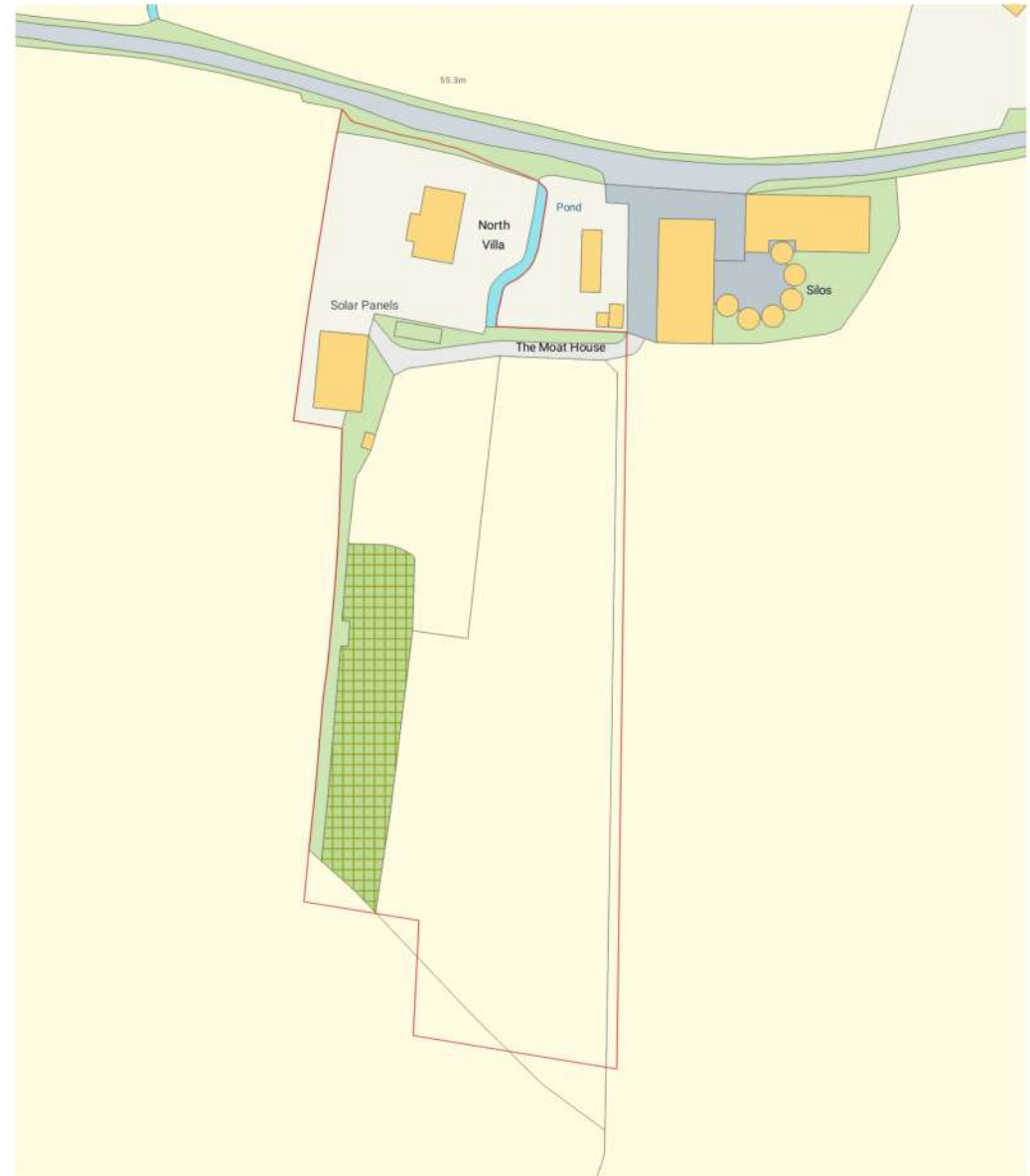


GROUND FLOOR  
1555 sq.ft. (144.5 sq.m.) approx.



TOTAL FLOOR AREA : 1555 sq.ft. (144.5 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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SINCE 1853

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## CONTACT US

Durrants, 32-34 Thoroughfare,  
Harleston, Norfolk, IP20 9AU

Tel : **01379852217**

Email : **harleston@durrants.com**