



POPPYS LANE, PULHAM MARKET, IP21 4YL



A charming Grade II Listed farmhouse in an idyllic rural position with far reaching views and a superb range of outbuildings with enormous potential

The property is a delightful example of an attractive Grade II Listed former farmhouse that was renovated in the 1980s from a derelict state, and has been well maintained and had further improvements from the current vendors.

It is located in an idyllic rural position on the outskirts of the popular village of Pulham Market with open field views all around. The rear is west facing and enjoys stunning Norfolk sunsets. Due to the driveway approach the vendors rarely use the front door and access via the kitchen. Across the front of the property are three attractive and spacious reception rooms. There is a triple aspect sitting room with open fireplace and French doors to the garden. In the middle is a spacious dining room with inglenook fireplace and woodburning stove and there is also a study. The kitchen/breakfast room is to the rear and has been cleverly extended by the current vendors and is vaulted at one end. The kitchen is fitted in an attractive range of hand painted wall and base units and an Aga. There is also a useful utility room. On the first floor

there are 3 bedrooms, a bathroom and a separate shower room. There is a further vaulted bedroom on the second floor.

The property is approached via a meandering driveway leading to a large parking area, around which the outbuildings are set. There is a large detached barn which offers enormous potential subject to planning permission together with a further range of single storey barns and garages. The garden is divided into two distinct areas with the principal area around the house being laid to lawn with a wide array of mature shrubs and trees. To the other side of the garden is a large pond and further lawn.

SERVICES

Oil fired central heating. Drainage via septic tank. 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 Council

Tax Band F



4



3



2



1.09
acres



9 miles



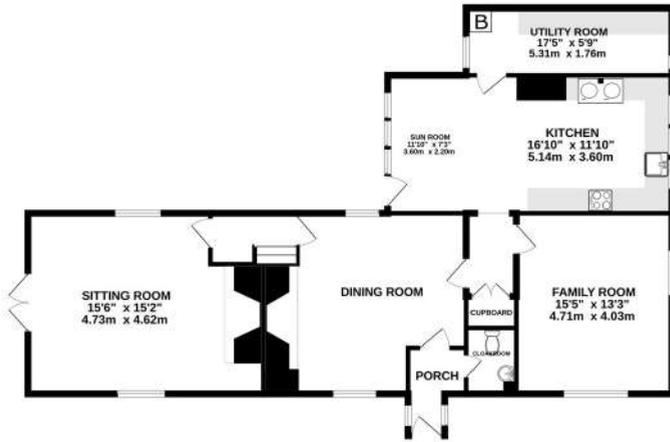






FLOORPLANS

GROUND FLOOR
1146 sq.ft. (106.5 sq.m.) approx.

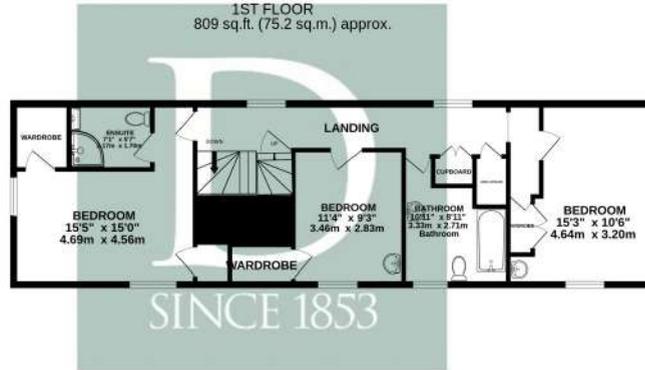


GROUND FLOOR
2488 sq.ft. (231.2 sq.m.) approx.



TOTAL FLOOR AREA: 2488 sq.ft. (231.2 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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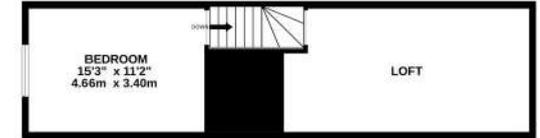
1ST FLOOR
809 sq.ft. (75.2 sq.m.) approx.



TOTAL FLOOR AREA : 2394 sq.ft. (222.4 sq.m.) approx.

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2ND FLOOR
439 sq.ft. (40.8 sq.m.) approx.



LOCATION MAP



DURRANTS

SINCE 1853

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1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

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