



RAMBLING ROSE
THE STREET, PULHAM ST MARY, IP21 4RD



An exciting renovation opportunity to transform a Grade II Listed cottage back to its former glory

Rambling Rose is a Grade II Listed thatched cottage sitting in a generous plot of approximately a third of an acre. In need of full renovation and remedial works, this has the potential to be a delightful period home.

Tucked away in a quintessential and peaceful location, the cottage maintains an abundance of its original character features. The accommodation is extremely spacious and versatile with a large lounge, dining room/snug, kitchen, utility, family bathroom, separate WC and three double bedrooms.

The property benefits from ample parking, a single garage ideal for storage, and the plot has the prospect of being entirely landscaped.

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

Oil fired central heating. Mains drainage, 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 and Tax Band E

ENERGY PERFORMANCE RATING

The property is exempt from needing an energy certificate because it is Grade II Listed.

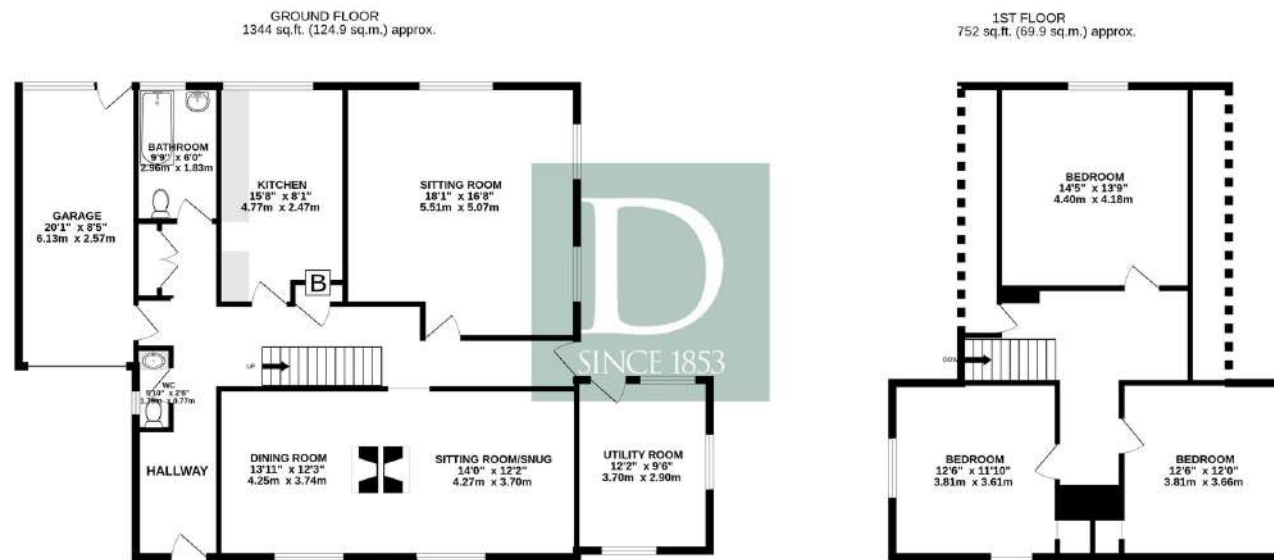
AGENTS NOTE

The property has been the subject of vandalism and any potential buyer will need to satisfy themselves as to the works involved to make any necessary repairs as part of the overall refurbishment.





FLOOR PLAN



TOTAL FLOOR AREA: 2096 sq.ft. (194.8 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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