



# THE LAURELS

STATION ROAD, PULHAM ST MARY, IP21 4QS





An imposing and substantial Grade II Listed 17th Century farmhouse with Victorian additions. It has an abundance of character and charm set in delightful established grounds

The property consists of an imposing Grade II Listed farmhouse dating from the 17th Century and gentrified in the Victorian period. It has an abundance of character and charm and offers spacious and versatile accommodation across three floors. There is an attached single store barn that offers enormous potential for conversion to further accommodation subject to planning permission.

The front door with feature stained glass panels opens to a double height entrance hall with matching feature stained glass window. There is a double aspect dining room to the front with exposed timbers, bay window and feature fireplace. To the rear is a kitchen with Aga, pantry/prep-kitchen and a very useful utility room/secondary kitchen. The kitchen definitely feels at the heart of the home with a delightful snug to one side and the formal double aspect sitting room to the other with views over the garden. On the first floor there is an impressive double aspect principal bedroom that leads to an ensuite with a roll top bath. The ensuite connects to a further bedroom which has its own ensuite bathroom

(no w.c). There is a further double bedroom on this floor and a family bathroom. On the second floor are two further double bedrooms.

Off the snug is a door that leads through to the garage and then into the vaulted single storey barn. This whole space could be reconfigured and converted to further accommodation subject to the necessary consents. There is a further outbuilding divided into stores.

The gardens are a delightful feature of the property. To one side of the house is a kitchen garden area plus terrace with pizza oven. There is a pond to the opposite side of the house and then a formal lawn to the front. A mature hedge divides the formal garden from the charming established orchard with timber summer house.

#### SERVICES

Oil central heating. Mains electricity, water and drainage are connected to the property. (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













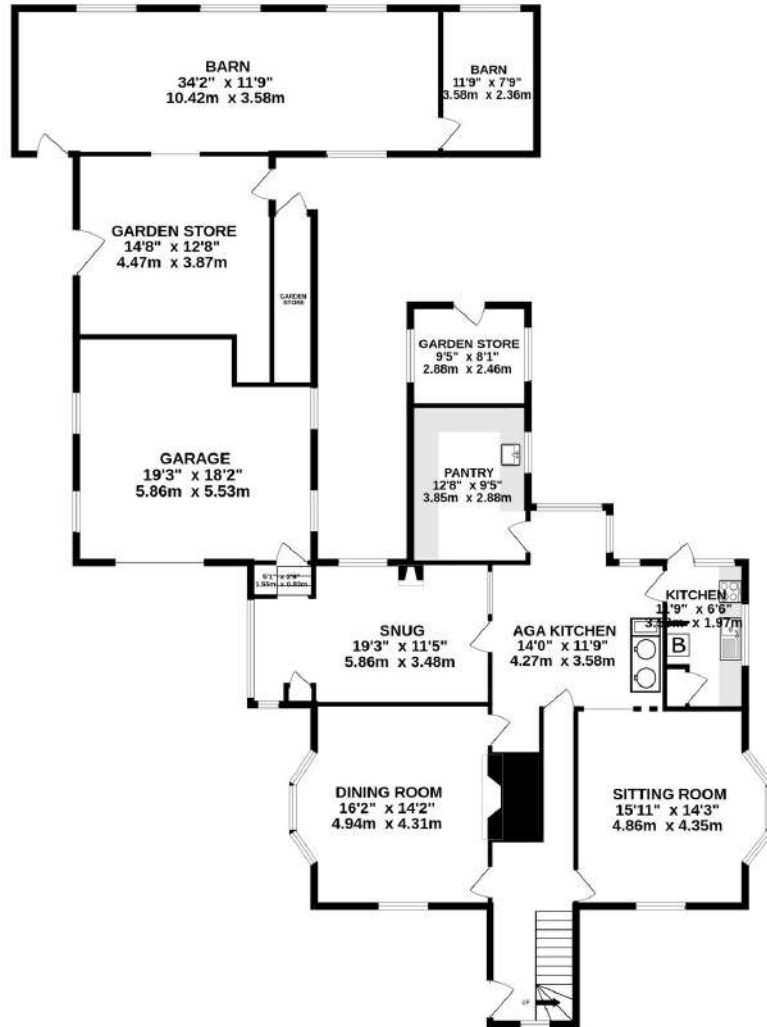




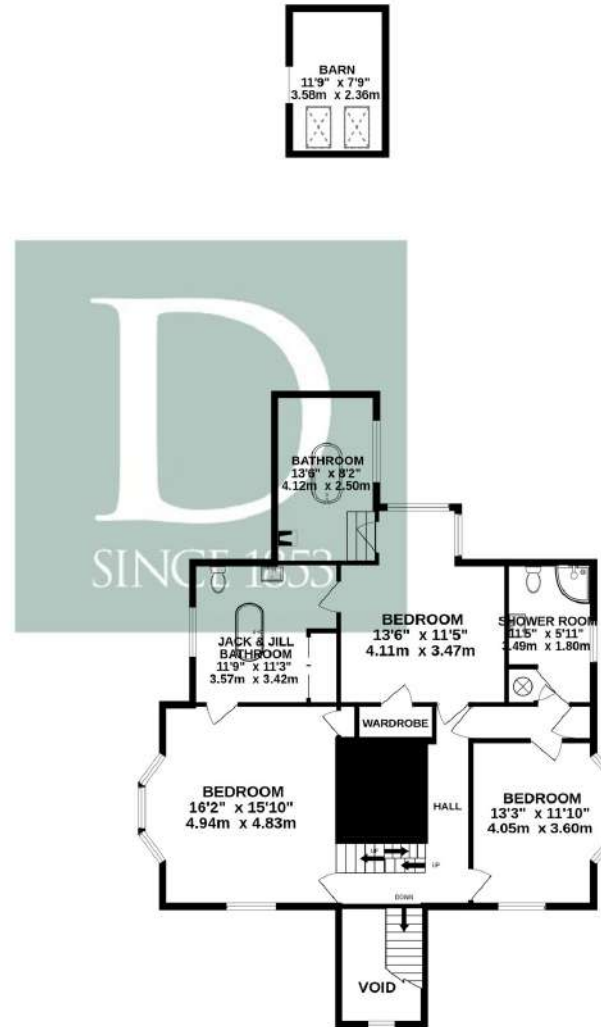




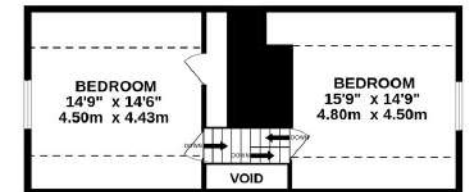
GROUND FLOOR  
2395 sq.ft. (222.5 sq.m.) approx.



1ST FLOOR  
1190 sq.ft. (110.6 sq.m.) approx.



2ND FLOOR  
473 sq.ft. (44.0 sq.m.) approx.

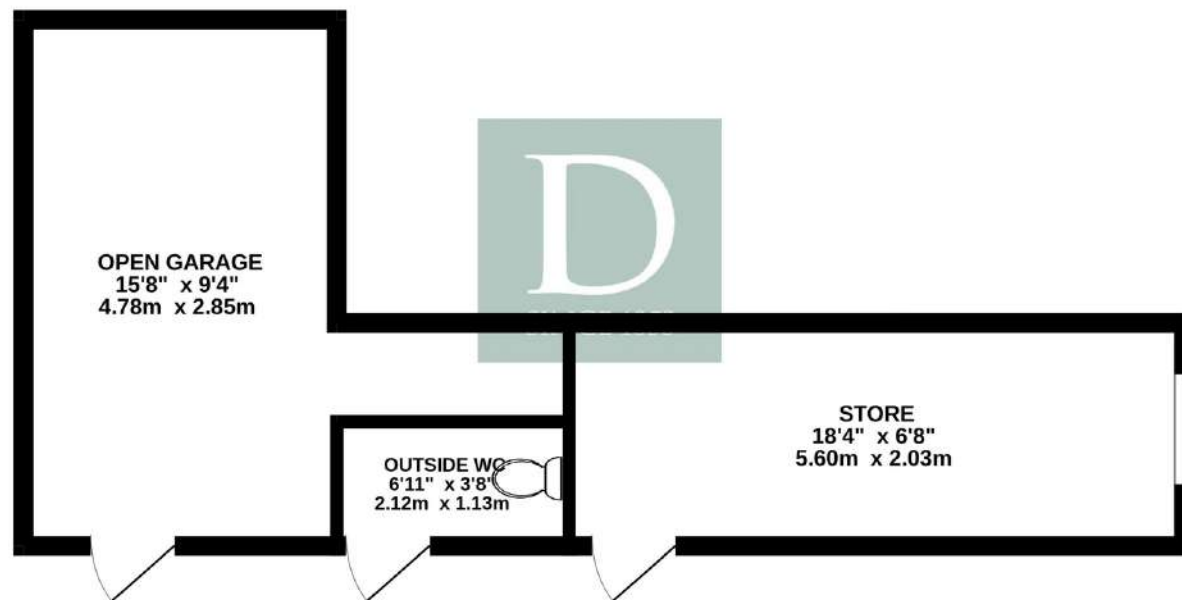


TOTAL FLOOR AREA : 4059 sq.ft. (377.1 sq.m.) approx.

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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## FLOOR PLAN

### GROUND FLOOR 315 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA: 315 sq.ft. (29.3 sq.m.) approx.

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## BOUNDARY PLAN



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

## IMPORTANT NOTICE

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## CONTACT US

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

Tel : **01379852217**  
Email : **harleston@durrants.com**