



The Beeches, Station Road,
Pulham Market, Norfolk.



**MUSKER
McINTYRE**
ESTATE AGENTS



A unique opportunity to purchase this imposing early 19th Century Grade II listed property, situated within gardens and grounds extending to approximately 2.60 acres (sts) on the edge of the village. The property has been within the same family for the past 50 years with many of the original features untouched and is offered to the market with no onward chain.

Accommodation comprises briefly:

- Reception Hall
- Sitting Room
- Formal Dining Room
- Drawing Room
- Kitchen
- Butler's Pantry
- Utility Room
- Shower Room
- First Floor Landing
- Five Double Bedrooms (two with en-suite facilities) including an Attic Bedroom
- Main Bathroom

Gardens and Grounds

- Off-Road Parking and Turning area in front of house
- Mature Gardens and Grounds of approximately 2.60 acres (sts)
- Boiler Room and Utility
- Detached Timber Outbuilding with Thatched Roof
- Triple Garaging with extensive workshop area
- Open Cart Lodge



The Property

The entrance door open into the reception hall with the main staircase leading to the first floor and doors into the sitting room and formal dining room both overlooking the front aspect with the original windows complete with sliding shutters and wonderful marble fireplaces. The drawing room overlooks the rear garden and has pamment tiled flooring, brick inglenook fireplace and door opening to the second staircase. The Butler's pantry leads into the dining room and has fitted shelving and cupboards.

The kitchen has a door leading out to the rear with lovely brick inglenook fireplace at the far end and is fitted with a modern range of wall, base and drawer units, solid wood work surfaces with Butler sink, built-in electric oven and grill and ceramic hob. Doors open into the pantry, utility room and shower room.

There are four first floor double bedrooms which can all be accessed from either of the staircases. Two of the bedrooms have en-suite facilities and all still have their original cast iron fireplaces. The main bathroom has a suite comprising free standing bath, WC and wash basin. A further staircase leads up from the first floor landing to the spacious attic room.







Gardens and Grounds

The property is approached over a shingle driveway which provides parking in front of the house. The private and secluded gardens surround the property and are mainly lawned with a variety of mature trees and hedged boundaries. Attached to the house is the boiler/utility room (the boiler has been recently installed). To the rear of the garden are a number of outbuildings including a detached timber building with a thatched roof and double opening doors and three garages, all with double opening doors and one with an extensive workshop area to the rear running the entire length of the building.

Location

The Beeches is situated on the edge of the picturesque village of Pulham Market. The village has a local shop, two public houses, an active community centre, doctors and a primary school, with larger services located in the neighbouring village of Long Stratton and the market towns of Harleston and Diss. Buses pass through the village going to and from Norwich, Diss and Harleston and Diss has a mainline railway station with trains to London Liverpool Street. The cathedral city of Norwich is located approximately 15 miles north and has an abundance of services including two shopping centres, and a general hospital.



Fixtures & Fittings

All fixtures and fittings including curtains are specifically excluded in the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Oil Fired radiator central heating (recently installed boiler)

Mains water and electricity

Private Drainage - Septic Tank

Energy Rating: E

Local Authority

South Norfolk District Council

Tax Band: G

Postcode: IP21 4TF

Agents Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

Vacant possession of the freehold will be given on completion.

Guide Price: £1,000,000

1ST FLOOR
1214 sq.ft. (112.8 sq.m.) approx.



2ND FLOOR
628 sq.ft. (58.4 sq.m.) approx.

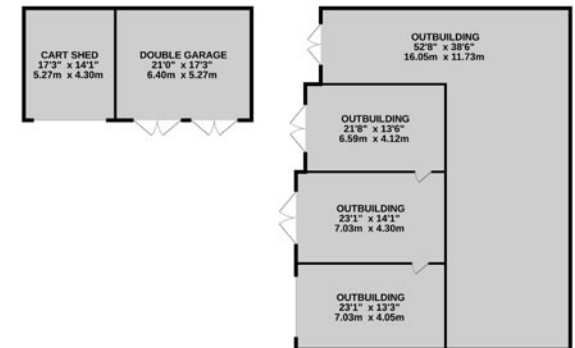


GROUND FLOOR
2769 sq.ft. (257.3 sq.m.) approx.



TOTAL FLOOR AREA: 3421 sq.ft. (317.8 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floor plan 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 here have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Version 12/02



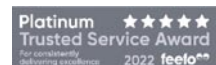
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To arrange a viewing, please call 01379 882535

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.

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