

# Stoney Lane, Pulham Market, Diss, IP21 4XR

Guide Price £490,000

2 1 1

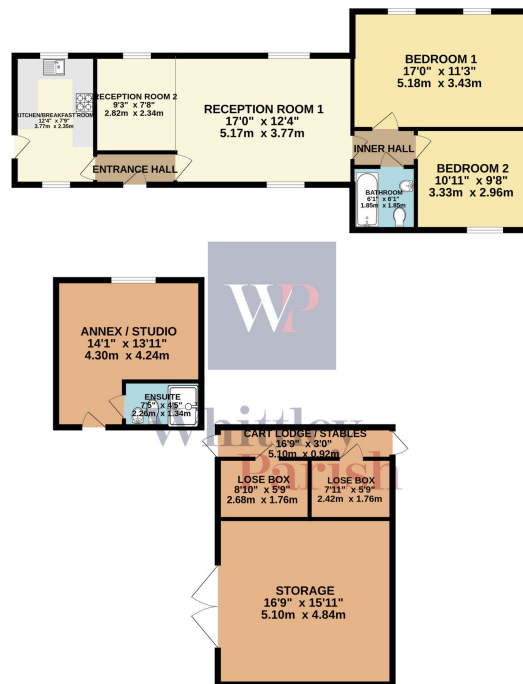


The property comprises of a two bedroom detached barn conversion having been converted some 15 or so years ago and offers spacious, bright and versatile accommodation over ground floor level. The property has exposed red brick elevations under a pitch clay tiled roof with double glazed wood casement windows and heated by a modern oil fired condensing boiler via radiators. The property further is connected for waste disposal via a Klargester. Externally the property is well positioned upon its mature grounds with extensive off-road parking to the front upon a shingle driveway for a number of cars leading up to the barn itself. The side aspect leads through to the cart lodge/stabling and separate annex accommodation which enjoys a lovely outlook over a natural pond and paddocks to either side.

## Key Features

- Approximately 1 acre (sts)
- Stables and outbuildings
- Detached annex
- Two bed barn conversion
- Natural pond and seating area
- Council Tax Band D
- Private Drainage
- EPC Rating C
- Freehold
- Mains water and electric

GROUND FLOOR  
1365 sq.ft. (126.8 sq.m.) approx.



TOTAL FLOOR AREA: 1365 sq.ft. (126.8 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 for 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.  
Made with Metrepro 12/2023