



'SPACIOUS PERIOD HOME IN VILLAGE CENTRE'
Pulham Market, Norfolk | IP21 4TG

WELCOME



Take a look at this wonderful family home in one of Norfolk's most sought-after villages! With six bedrooms, three reception rooms, a detached two-bedroomed annexe, and substantial workshop and storage space it will cater to all your needs - multi-generational living, entertaining, houseguests, hobbies and projects, or working from home.







- Excellent Semi-Detached Period Home
- Not Listed
- Delightful Quintessential Village Setting
- Versatile Accommodation
- Formerly The Village Butchers Shop
- Six Generous Bedrooms - En Suite & Family Bathroom
- Three Reception Rooms Plus Reception Hall
- Two Bedroom Annexe - Currently Restricted to Family Use Only
- Charming Enclosed Gardens
- Useful Outbuildings

Behind a neat hedge sits this pretty village-centre home, warm yellow elevations with sage green cottage windows under glossy black pantiles. Once three cottages dating from the late 1700s, it's now an expansive family home with a wealth of living space. At one end, the original shop front stands proud of the building, its pretty wooden awning, which once provided essential shade to the butcher's window, still in place.



The current owners have greatly appreciated the space they've had – “its been such a great home for entertaining and for extended family living”. It's easy enough to see why – each of the three main reception rooms are of a considerable size. Entry from the front of the property is into a large square sitting room with some handsome cabinetry built in to one side of the chimney breast. Next door another sitting room, longer in shape, runs the full depth of the building with double aspect windows. An imposing brick chimney rises to the ceiling, in its hearth a cast-iron wood-burning stove – a cosy spot to gather around in winter. Somewhat unusually, the fireplace is not centred, meaning that the room could be configured several ways with a seating area at one end around the chimney and, perhaps, a study at the far end. The solid oak floor pulls the long space together and only serves to enhance the already generous dimensions.

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.











The Annexe







The L-shaped dining room is the largest of the three reception rooms and owes its shape due to it having at one time been the butcher's shop. The owners love this room – "it's great for entertaining!". A large rear lobby gives access to all three downstairs rooms as well as to the garden via double French doors. Handmade pamment flooring is underfoot. Stairs rise to the first floor.

The extended rectangular kitchen lends itself beautifully to a very practical galley layout with an enviably long granite style worktop – all the prep space you could desire. Glass fronted cabinets in a fresh cream finish enhance the width of the room. The keen chef will swoon over the extra wide Range cooker with gas hobs and stylish stainless-steel splashback. Off the kitchen is the utility and a WC.

Upstairs, a long landing runs through the centre of the house giving access to six bedrooms. Here, and throughout the bedrooms, beautiful reclaimed polished floorboards add warmth and style as well as being easy to maintain. Of relatively equal size overall, the larger bedrooms are at the front of the house while the two smallest rooms – still comfortable singles – sit low under the pitch of the roof with windows at the floor line. One of these is currently in use as a home office.

Two bathrooms serve these rooms – one en-suite shower room to the master bedroom and a stunning family bathroom with a standout slate floor and tiles to match in the shower stall. A sleek rolltop tub with silver clawfoot offers a luxurious alternative to the shower.

Joined to the main house by a covered storage area is the newly converted two-bedroom annexe comprising a sitting room with woodburning stove in the corner and French doors to a patio area outside. The open plan kitchen has been finished to a high specification in a pleasing palette of grey, white, taupe and natural wood. The interestingly asymmetric bathroom has an over-bath shower.

The property also benefits from another outbuilding with much potential consisting of an open cart lodge, an L-shaped workshop (with WC) and a shelved storeroom.

The owners love the privacy of the garden which they say is quiet and peaceful as well as being entirely dog-proof. Part paved and part grass, it's also low maintenance.

Pulham Market is the quintessential English village, thatched houses around the green, and a bustling, lively place to live. There are two pubs a shop and post office, and a GP surgery. A primary school flourishes, while a high school is in the market town of Harleston a couple of miles away. The large village green is host to regular annual events, fetes, carnivals and the circus and the village hall runs regular events – Pulham has a great community spirit with lots of clubs and social events happening therea always something fun "

Connectivity is very good. Diss with its supermarkets, boutique shops and fast and frequent trains to Norwich and London, is within a 10-minute drive. The nearby A140 takes you either to Norwich (20 minutes) or Ipswich (45 minutes).



STEP OUTSIDE



Total area: approx. 97.7 sq. metres (1051.6 sq. feet)

Whilst 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 errors, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using Planitap.

Ramblers will find 14 local footpaths in this excellent walking country, including historic Boudicca's Way.

Agents Notes

Tenure: Freehold

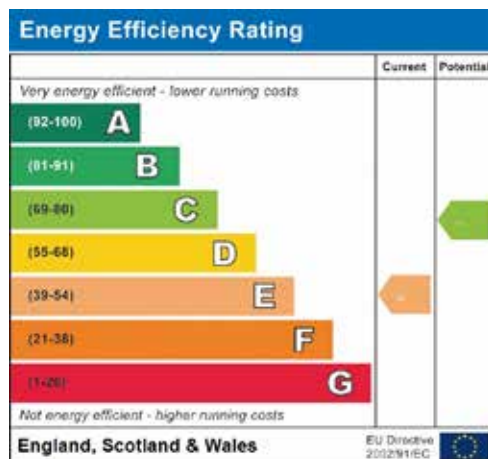
Local Authority:
South Norfolk District Council- Main House, Band E - Annexe, Band A

Services: Mains Water, Electricity & Drainage, LPG for Cooking, OFCH in the main house and Electric Heating in the Annexe

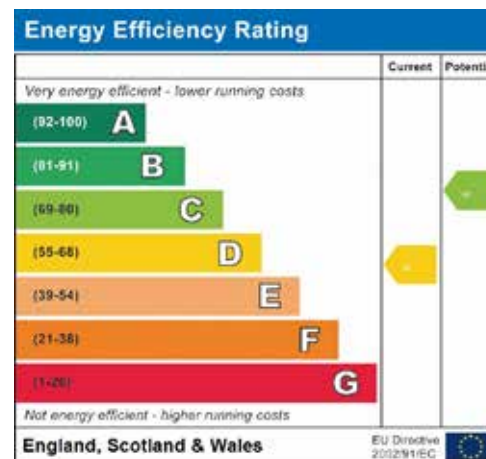
Annexe: Please note the current permission for the annexe only allows family to occupy the annexe - this could be changed subject to planning permission but currently it may not be let for commercial gain.

Directions: Proceed from the market town of Diss along the A140 in the direction of Norwich. At a roundabout follow the road into the village of Pulham Market. The property will be found on the right-hand side close to the village centre.

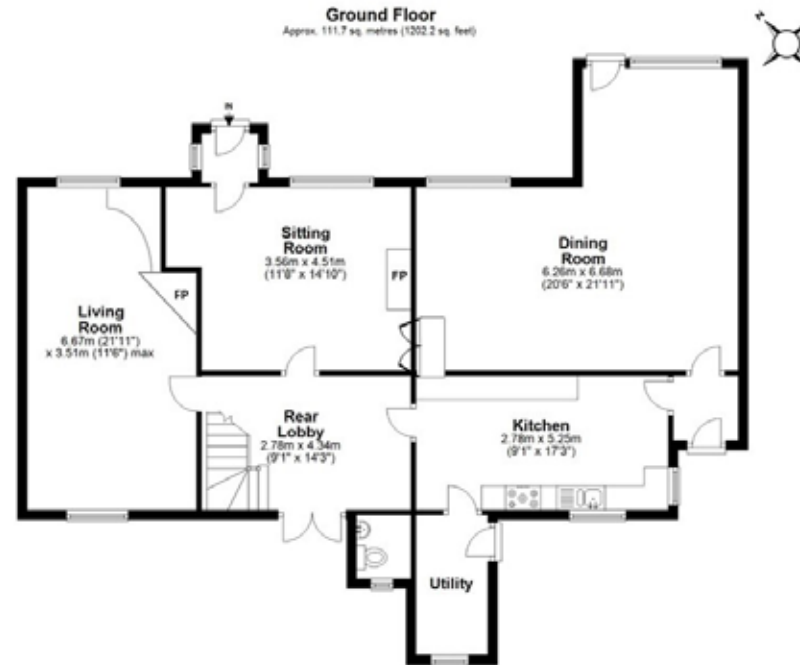
What 3 Words Location: Every 3-metre square of the world has been given a unique combination of three words. Download the app and use the following three words to pinpoint the exact location of the property - ducks.baker.habits



MAIN HOUSE EPC GRAPH



ANNEXE EPC GRAPH



Total area: approx. 207.3 sq. metres (2231.1 sq. feet)

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Fine & Country Diss
3 Navire House, Mere Street, Diss, Norfolk, IP22 4AG
01379 646020 | diss@fineandcountry.com

