



Grange Farm
North Green Road | Pulham St. Mary | Norfolk | IP21 4YF

FINE & COUNTRY

FABULOUS EQUESTRIAN HOME



A delightful three-bedroom farmhouse, filled with original features yet unfettered by historical listing. Nestled within a 3.75 acre plot (stms), this property is tailor-made for the horse lover - featuring fenced grazing paddocks, a menage, stables and a variety of useful outbuildings.

If horses aren't for you, there is scope to repurpose the outbuildings (subject to planning permission) or simply just relax and enjoy the picturesque location and stunning outdoor space.



KEY FEATURES

- A Superb Detached Farmhouse, situated in a Stunning Rural Location surrounded by Countryside
- Three Spacious Bedrooms; First Floor Bathroom
- A Large and Social Bespoke Kitchen/Dining Room with Separate Utility and Ground Floor Shower Room
- Sitting Room with Wood Burner plus a Wonderful Garden Room
- Large 3.75 acre Plot comprising of Three Fenced Paddocks and Formal Garden
- Equestrian Facilities including Menage, Three Stables, Hay Store and Tack Room
- An Array of Outbuildings with Further Potential, Subject to Permission
- Cart Lodge, Two Store Rooms, Workshop and Machinery Store
- Energy Rating: E

This enchanting 18th century farmhouse serves as a veritable sanctuary, allowing you to unplug and unwind completely. Situated along a peaceful lane on the outskirts of a quaint village, yet conveniently close to Harleston and the mainline rail connections of Diss, the location serves those seeking the best of both worlds. The property is undeniably charming, featuring cream render elevations beneath a red pantile roof with pretty cottage-style painted windows. The house has been extended over the years and the owner shares that the oldest part of the property is around 300 years old.

Step Inside

The property welcomes you with a generous entrance hall that seamlessly transitions into the open kitchen/dining room. While not partitioned by a wall, the dining room maintains its distinct identity from the kitchen yet offers the flexibility for easy reconfiguration should separate rooms be preferred. Presently, the unobstructed flow between these areas fosters a convivial atmosphere, where both spaces harmonise. The double aspect kitchen is bright and cheerful with cottage style painted units arranged in an L-shaped configuration and topped with hardwood worktops. Open shelving and a ceramic Belfast sink underpin the country kitchen aesthetic, while the modern subway-style splashback tiles bring this look into the present-day. A useful island unit with granite worktop provides additional prep space. Reclaimed hardwood flooring extends throughout this room and into the dining area and sitting room, creating harmony throughout these interconnected spaces. The dining room is a generous space, adorned with rustic beams that hint at the property's historical roots. A staircase rises from this room to the first floor. Beyond its obvious charm and character, the dining room assumes a pivotal role as the heart of the home, serving as a central nexus that connects to the various other rooms on the ground floor.





KEY FEATURES

From here is access to the practical utility room, equipped with units and shelving for storing kitchen items and white goods. Adjacent to the utility room is a convenient shower room where a velux window has been recently added. The double aspect sitting room is bright and inviting with exposed beams criss-crossing the ceiling and walls. A focal point of charm within the room is the woodburning stove, nestled on a rustic stone hearth beneath a traditional bressummer. The garden room is a delightful surprise and a striking enhancement to the ground floor, having been added by the current owners. This thoughtfully designed space is fully insulated and heated, ensuring year-round usability. "It's become one of our most cherished spaces; we love to sit in there in the morning when the sun fills the room."

Exploring Upstairs

There are three bedrooms on the first floor. The principal bedroom is a bright double aspect room with a walk-in wardrobe. There is also a useful walk-in wardrobe in the second largest bedroom. A spacious family bathroom with over-bath shower and pretty cottage-style panelling concludes the rooms on this floor.

Step Outside

This property rests peacefully along a quiet country lane, set deep within its expansive 3.75 acre plot (stms). The owners purchased an additional parcel of land from the local farmer, with the aim of extending the paddock and equestrian features. The plot has been thoughtfully arranged, boasting an area of formal gardens that has been laid predominantly to lawn with mature trees and shrubs dispersed throughout. A patio faces southward, providing an inviting area to relax, while an orchard brimming with fruit trees promises a fruitful harvest. If you are keen to flex your horticultural muscle, you will be impressed by the dedicated vegetable area, complete with raised beds and a potting shed.

The Mane Attraction

This property is a dream come true for any horse owner, equipped with all the essentials necessary for a seamless transition with your four-legged friend. A variety of versatile outbuildings are available, ready to be tailored to your requirements. An L-shaped twin cart lodge provides sheltered parking for two vehicles, with an adjoining area serving as a hay store, tack room and stable. There are two further generously sized stables situated alongside, boasting sturdy construction, fully tiled roofs and water and electricity connections. A 20 x 40m EquiSand menage has also been installed by the current owners, providing the perfect area for schooling. The accompanying grazing land has been partitioned into three fenced paddocks of equal size, one of which includes a 12 x 12m field shelter.















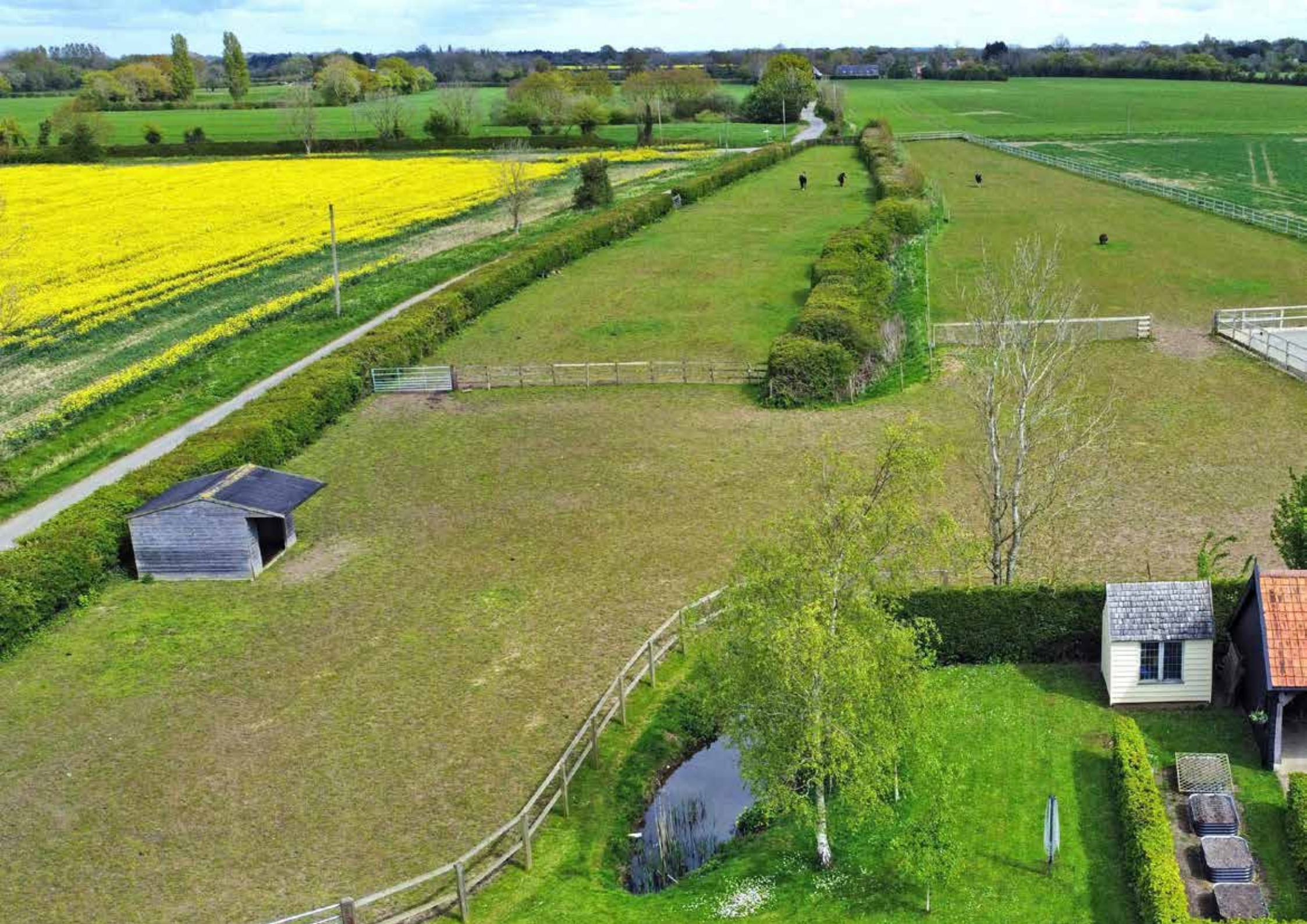














INFORMATION



On The Doorstep

Located in the charming rural Norfolk village of Pulham St Mary, this village (and the adjoining village of Pulham Market), benefit from a range of facilities, including a farm shop, two pubs, village shop and a primary school. The Pennoyer Centre village hall operates a popular café which serves locally sourced food, coffees and teas and delicious home-made cakes and daily specials. The centre also hosts an ongoing schedule of social events, such as movie nights, curry evenings, and quiz nights.

How Far Is It To?

A mainline train station with direct trains into London in just 90 minutes can be found in the nearby town of Diss, just over nine miles away. The local market town of Harleston has numerous independent stores, cafés and restaurants, as well as a community leisure centre with recreation ground and is located only three miles away.

Directions

From Diss head North on the A140 towards Norwich. Turn right onto Tivetshall road and continue through to Pulham St Mary. Turn left onto North Green Road and follow until you see the property on your right.

What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [stunner.pizzeria.monitors](#)

Services, District Council and Tenure

Oil Central Heating, Mains Water, Private Drainage via Klargestor

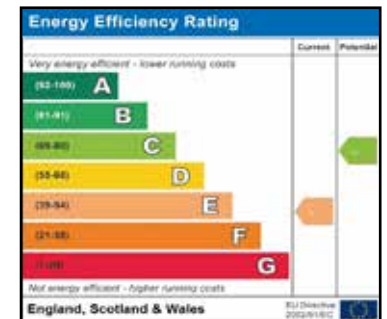
Fibre Broadband Available - please see www.openreach.com/fibre-checker

Mobile Phone Reception - varies depending on network provider - please see www.checker.ofcom.org.uk

South Norfolk District Council - Tax Band F
Freehold



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