



Byfield House
Station Road | Pulham St Mary | Norfolk | IP21 4RU

PEACE & PRIVACY



Nestled in the heart of a thriving village, this charming four-bedroom home offers the best of both worlds: tranquil, rural living with convenient access to modern amenities and direct train links to London.

Space, comfort, and contemporary living are in abundance here with open plan living, a mature and manageable garden and space for family to live or to visit.



KEY FEATURES

- Beautiful four bedroom detached property.
- Fantastic double garage with electric door
- Large Principal bedroom with en suite
- Plot of approximately .25 of an acre (stms)
- Built in 2014 as part of the re-development of The Old Maltings
- At the end of a quiet private road
- Walking distance to the local amenities
- A wonderful sought-after village
- A short drive from the London train links and amenities of Diss
- Immediate access to country walks

The current owners were drawn to this home due to the location with immediate access to country walks, local shops, and a welcoming community atmosphere. As the first owners of this home, built in 2014, they have landscaped the gardens maximising the peace and privacy and complimenting the conservation area in which it is set, where rural life is guaranteed for years to come.

Step Inside

Stepping across the threshold you are welcomed in with a spacious entrance hall with easy maintenance wood effect flooring, and immediately to the left a thoughtfully placed study, set aside from the social space, ideal for hybrid working, concentration, visiting clients or just as a book nook with study space. Just next door is the stylish cloakroom whilst to the right is the stunning dual aspect kitchen with central island and seating – ideal for chatting to the chef over a glass of wine or helping children with homework whilst dinner is prepared. With plenty of storage and worktop space the large range cooker can cater for a crowd and patio doors to the garden make those summer barbecues so convenient. Coming back to the main entrance hall double doors lead to the open plan dining/sitting room, a wonderful entertaining space with room for a large table for sophisticated suppers and family roasts and then space to spill out onto sofas, or even to take after dinner coffee outside through the patio doors. The current owners love to watch Wimbledon with the doors wide open and a breeze running through the space. Equally at Christmas, the room accommodates a large Christmas tree beside the fireplace, with log burner fired up for cosy nights in and space for family and friends to unwind.





KEY FEATURES

Contemporary Comfort

The current owners have added to this home over the years, embracing the modern framework but adding luxury and comfortable touches. A new front door is now low maintenance and offers greater security and the newly installed electric garage door makes life easy in winter with space to decamp with shopping inside the garage and nip across the terrace through the kitchen patio doors. The kitchen now boasts hardwearing quartz worktops and wraparound cabinetry with an island added for extra seating, inviting cosy conversation and sharing a bottle of wine.

Explore Upstairs

Stairs rise to a wonderfully bright landing with roof light. To the left is the dual aspect principal bedroom, offering a real feeling of serene space and with a fabulous bank of fitted wardrobes plus a smart ensuite shower room. Next is the family bathroom and the third bedroom is currently used as a workspace and hobby room, perfect for creative inspiration and as with every room in this home, the view is of greenery and trees. Bedroom two is found just along the landing, a beautifully proportioned room, dual aspect and light, ideal for guests with the family bathroom on hand. The fourth bedroom is yet another double room and would perhaps make a great nursery or even a further home office if required.

Step Outside

Set in 0.25 of an acre this home has a pretty yet manageable garden and is approached from a private road, affording peace and privacy. Secluded and secure for children and pets a sweet picket fence separates the gardens from the driveway with parking for two vehicles and huge double garage. Visitors are able to park in the designated area just opposite the house too. The gardens are mainly laid to lawn with mature trees and shrubs providing interest and a canopy of shade and you are spoilt for choice on where to enjoy this space. The pretty terrace off the sitting room extends the social space seamlessly, with room for dining furniture and outdoor relaxing; a further terrace hosts a hot tub and more seating and with a pergola and shaded seat towards the back of the lawns there is opportunity here to chase the sun or escape it as you prefer. The current owners enjoy a cuppa in the mornings on the bench outside the front door, listening to the silence and birdsong. Entertaining is easy here; imagine sipping your wine in the hot tub whilst watching the children play on the lawns, such luxury! Backing onto farmland and green space owned by local residents, the atmosphere is calm and tranquil.





























INFORMATION



On The Doorstep

Pulham St Mary is a pretty rural hamlet, with a servicing garage, ancient church and 'The Pennoyer Centre' a 15th Century Guild Chapel and Victorian School which has been converted to make this the hub of village life. With a café open 6 days a week, there is always something going on, whether film nights, or meet ups for the annual ladies pink tractor run. The Centre also accommodates business meetings, seminars, training courses and conferences. Just a 10-minute drive takes you to beautiful woodland walks too.

How Far Is It To...

The nearby village of Pulham Market offers a doctor's surgery and school and a little further afield is Harleston, a thriving town with easy parking, a dentist, excellent restaurant, cafes, and independent shops. Pulham St Mary has an hourly bus service to Norwich and Harleston. The bustling market town of Diss is just 7 miles away offering a mainline rail service to London Liverpool St. along with supermarkets, eateries, doctors and dentist, vets, and recreational activities. The Suffolk heritage coastline with charming seaside villages and towns, including Southwold and Aldeburgh, is within easy reach with about a 30 minute drive. The Cathedral City of Norwich offering extensive schooling, cultural, retail, sporting facilities and a mainline rail link to London, is just 17 miles away.

Directions:

From Diss head north on the A140. Take a right at the roundabout towards the Pulhams. Follow the road through Pulham Market and continue to Pulham St Mary. At the Pennoyer Centre turn right on to Station Road. The Maltings is the next on the left and the property is at the end of the road.

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... What 3 Words Location
/// hidden.huts.unleashed

Services, District Council and Tenure

Oil Central Heating

Mains Electricity, Water & Drainage

Broadband Available – please check www.openreach.com/fibre-checker

Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk to check

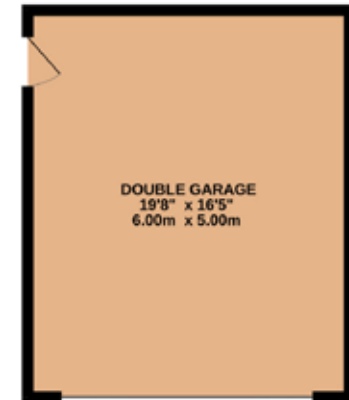
South Norfolk District Council – Band E – Freehold

Agents Note: The house has right of access across the private road and there is an annual charge of £370 for maintenance of the communal areas.

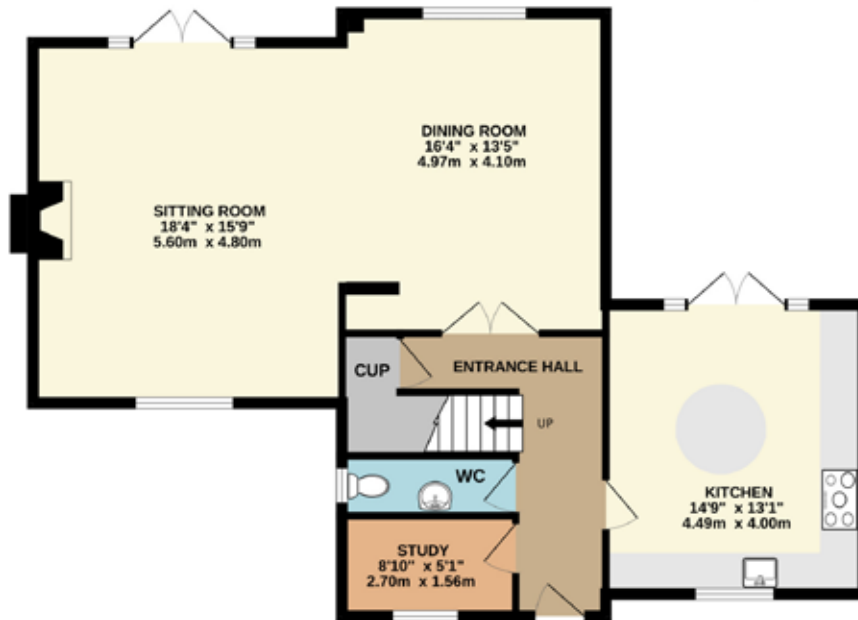


TOTAL FLOOR AREA (approx.)

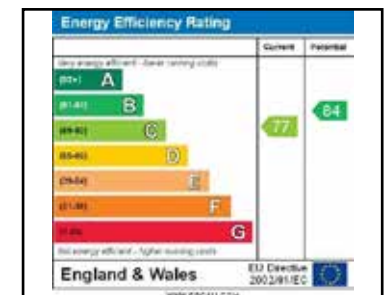
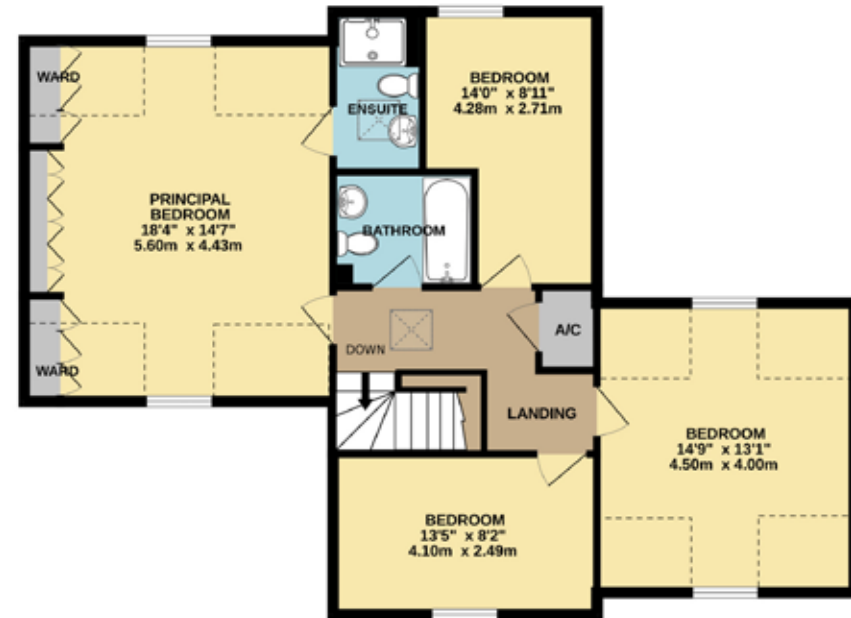
Accommodation: 1778 sq.ft (165.2 sq.m) - Garage 323 sq.ft (30.0 sq.m)
Measurements are approximate. Not to scale. Illustrative purposes only.
Produced for Fine & Country Estate Agent.



GROUND FLOOR
889 sq.ft. (82.6 sq.m.) approx.



1ST FLOOR
889 sq.ft. (82.6 sq.m.) approx.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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