



Hillside Cottage
Station Road | Pulham Market | Norfolk | IP21 4TD

 FINE & COUNTRY

GENERATIONS OF CHARACTER



An attractive Grade II Listed, part thatched cottage with centuries of character, offering four bedrooms, three bathrooms, a garden room, generous gardens, country views and a triple garage. All within walking distance of village amenities.



KEY FEATURES

- A Wonderful Grade II Listed, Part Thatched, Detached Cottage in the Village of Pulham Market
- Four Bedrooms including a Ground Floor Bedroom with En-Suite
- Principal Bedroom with En-Suite plus a First Floor Family Bathroom
- Kitchen/Breakfast Room with Separate Utility and Ground Floor WC
- Sitting Room with Study Area
- Dining Room and Garden Room
- Recent Addition of a Triple Garage
- Outbuildings include Two Garden Stores, Boiler Room and a Greenhouse
- Quiet Village Location, just a minute's Walk to the Village Amenities
- Twenty minutes' Drive to Diss and its London Train Links
- Immediate Access to Country Walks
- The Accommodation extends to 2,166 sq.ft
- No EPC Required

From the first approach, this Grade II Listed cottage immediately conveys character, with its sweeping thatched roof, rendered elevations and traditional gabled form sitting naturally within the surrounding countryside. Mature planting softens the approach, while open views stretch beyond the garden. Later tiled additions blend comfortably with the original structure, reflecting a home that has evolved over centuries.

Step Inside

Historical information suggests that the original building dates from the mid to late 1600s. Typical of the period, it was constructed as a timber framed 'double' cottage beneath a thatched gable-ended roof, with two separate dwellings, each comprising just a single room. Probably during the early 1900s, a brick and tile single storey addition was built along the rear, beginning the evolution from two modest cottages into the substantial home that stands today. This evolution has given the cottage an interesting and versatile layout. The sitting room is rich in character, with striking exposed wall and ceiling timbers and a substantial brick inglenook fireplace housing a wood burning stove. A small step leads to a raised area, currently used as a study. Exposed posts and beams form an open screen between the two spaces, giving the room a sense of separation without losing the connection between them. Across the hall is a well-proportioned dining room. There is ample space for a dining table, although with room for everyday dining within the kitchen, this versatile room could just as easily be used as a study, snug, playroom or additional reception space. The kitchen/breakfast room lies towards the rear of the cottage and is generously proportioned, with an extensive run of cabinetry and work surfaces together with room for a dining table. Integrated ovens and a gas hob are included, while exposed timbers and brickwork retain the connection with the older part of the property.





KEY FEATURES

An adjoining garden room, added in 2021, brings a complete change of pace. With glazing on several sides and a partially glazed roofline, it looks directly across the garden and to the fields beyond, with doors opening onto the terrace. The owner explains, "The sun comes up over the fields and into the garden room in the morning" - a particularly lovely way to start the day with a morning coffee. Practicality has not been forgotten either. A rear lobby connects with a separate utility room and WC and the property also benefits from a water softener.

Completing the ground floor is a particularly flexible bedroom and ensuite shower room arrangement. Equally well suited to use as an additional sitting room or snug, its position also makes it an excellent option for guests, multigenerational living or anyone who would prefer bedroom and bathroom facilities on the ground floor.

Exploring Upstairs

The staircase winds its way through the old frame to a first floor where the building's history becomes even more apparent. Sloping rooflines, exposed beams and irregular timbers are all part of the appeal here. The principal bedroom is full of character, sat beneath the pitched roof with exposed timbers crossing the walls and ceiling and complemented by an ensuite shower room. The first floor follows an L-shaped layout, with two further bedrooms and a family bathroom arranged along the adjoining wing.

Step Outside

The cottage enjoys the kind of outlook that makes country living easy to understand. The house sits within a generous garden, with open fields extending beyond and wide Norfolk skies providing an ever-changing backdrop. A paved terrace just outside the sunroom provides an inviting spot for outdoor dining. A cherry blossom tree makes a lovely feature on entering the garden, complemented by an apple tree and a well-stocked border opposite the sunroom, which brings plenty of colour through the warmer months. There is plenty here to appeal to keen gardeners, with ample scope to make the most of the planting and a greenhouse providing a useful addition for those with green-fingered ambitions. To the side, a vine-clad pergola creates a sheltered place to sit, its leafy canopy providing welcome shade in warmer months. A driveway provides ample parking and leads to a recently added triple garage. More than simply somewhere to park, the garage has both power and lighting together with an inspection pit, making it particularly useful for car enthusiasts. Additional outbuildings include a boiler room, together with two further stores.





































INFORMATION



On The Doorstep

Pulham Market is one of those villages that manages to feel rural without leaving everyday essentials miles away. The cottage itself sits along a quiet lane, yet the centre of the village is only a short walk away. Centred around a pretty village green, Pulham Market has a strong sense of community and a good range of amenities, including a well-stocked village shop, Post Office, GP Surgery, primary school, village hall and two pubs. There is also a local DIY store, butcher and garden centre a short distance away. The village green provides a focus for community life, with events held there at various times throughout the year. For the current owners, the location has been one of the real advantages of the property. "The cottage is well placed for some lovely walks straight from the front door." Quiet lanes, local footpaths and nearby Boudica's Way provide plenty of opportunities to explore the surrounding landscape.

How Far Is It To?

Diss (approximately 9.5 miles) provides a broader range of shops and services as well as the nearest mainline station, with direct services to London Liverpool Street running twice an hour. For larger centres, Norwich is around 16.8 miles to the north, offering extensive shopping, restaurants, cultural attractions and leisure facilities, while Woodbridge, approximately 22 miles away, is known for its attractive riverside setting, independent shops, cafés and restaurants.

Directions

From Diss, head north on the A140 and turn right onto Tivetshall Road towards Pulham Market. Continue into the village and turn right onto Station Road, where the property will be found on the right-hand side.

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... [caused.unguarded.defers](#)

Services, District Council and Tenure

LPG, Mains Water, Private Drainage via Septic Tank
Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.ofcom.org.uk - to check Mobile/Broadband Availability
South Norfolk District Council - Tax Band E
Freehold

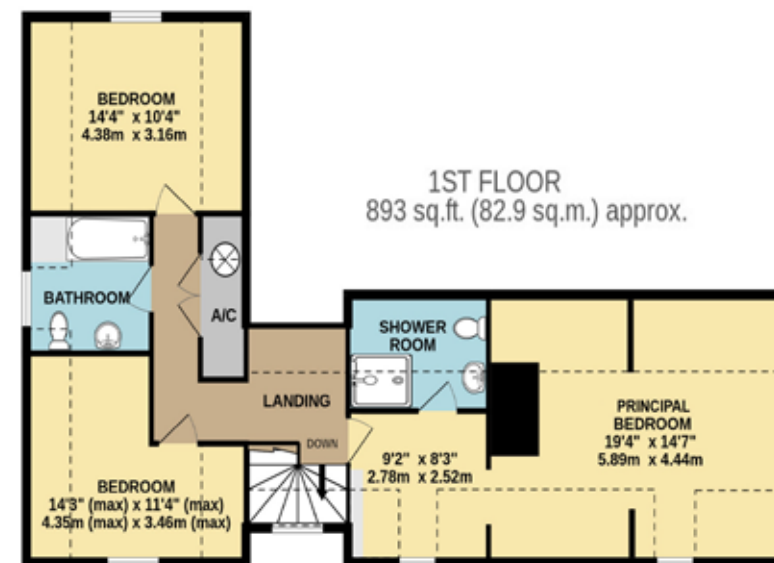
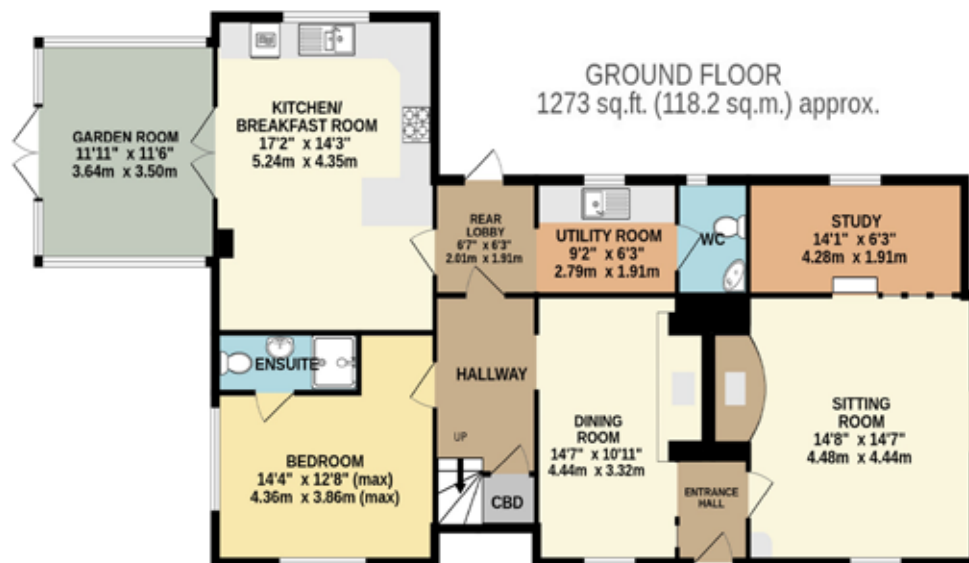
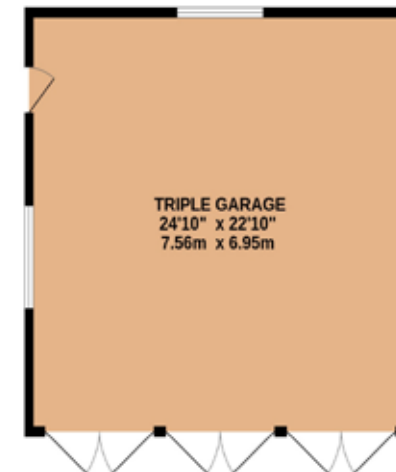
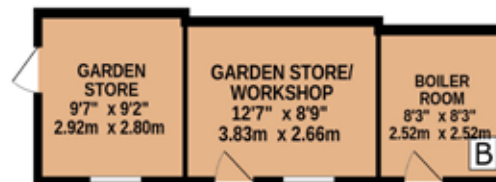


TOTAL FLOOR AREA 3053 sq.ft (283.5 sq.m.)(approx.)

Accommodation: 2166 sq.ft (201.1 sq.m) - Garage/Outbuildings: 887 sq.ft (82.4 sq.m)

Measurements are approximate. Not to scale. Illustrative purposes only.

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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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