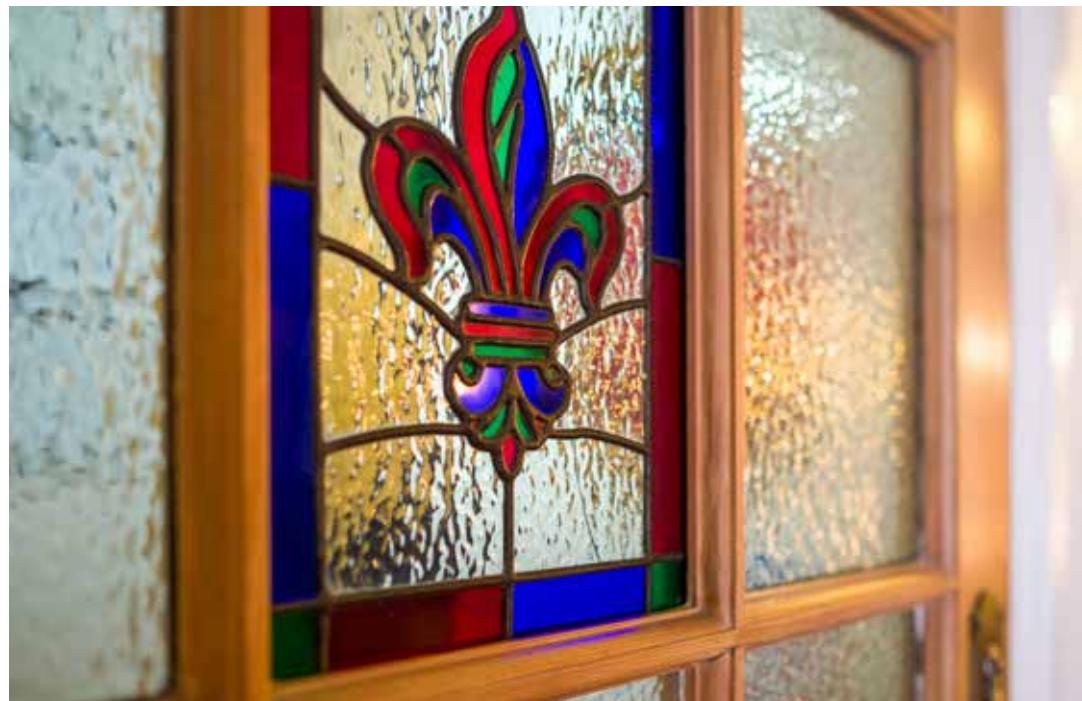




The Old Bakery  
Pulham Market | Diss | Norfolk | IP21 4SL

 FINE & COUNTRY

# FLOURISHING LUXURY HOLIDAY LET



We are delighted to present this superb business opportunity - a well-established and thriving holiday let business, in a wonderful Grade II Listed property, formerly a successful B&B, now offering consistent high occupancy and advanced bookings well into 2026, including Christmas. It comes with ready-made owner accommodation and all close to amenities and tourist routes.



# KEY FEATURES

- Superb Business Opportunity
- Flexible Accommodation
- Ideal Lifestyles Business – Holiday Let or B & B
- Comfortable and well-presented Owners Accommodation/Annexe
- Five Ensuite Rental Rooms
- Well Equipped Kitchen
- Delightful Enclosed Gardens
- Wonderful Position in Highly Regarded Village
- No Onward Chain
- Viewing Highly Recommended

Approximately 400 years old (circa 1580), this Grade II listed property blends period character with stylish contemporary interiors and is a rare opportunity to acquire a successful holiday let business. The home is steeped in history with exposed internal beams and bags of character all meticulously maintained and beautifully presented throughout. The building has been in continuous use for more than 400 years, as a bakery, a restaurant, a bed and breakfast and from 2021 as a self-catering holiday let. Ideal for an investor or lifestyle business purchaser with ready-made owner accommodation too, there may be opportunity to apply for change of use to residential accommodation – see Agents Note.

## Step Inside

Stepping through the lobby you find the original staircase leading to the first floor, and entry to the magnificent living room, a sophisticated and welcoming space. With exposed beams, comfortable sofas, a roaring log fire in winter this is a calm and tranquil retreat at any time of the day. At Christmas, this room is magical, with stockings hung over the fireplace, Christmas tree lights twinkling and everyone gathered together. Equally, during the hotter months the sitting room provides a cool retreat due to the thick walls in this older part of the home. The living room is open planned with the formal dining room continuing the character atmosphere and stairs from here lead to the first floor. The living room leads to the ground floor bedroom and ensuite, great for those requiring accessible facilities, and to the well-appointed kitchen with LPG gas hob, electric ovens, and grill, and lots of workspace making it easy to cater for a crowd if running a B & B, or to cook a celebration dinner for family. From the kitchen an internal hallway takes you to the boot room, through which you can gain access to the garden, convenient when coming home from days at the beach and leisurely country walks! The hallway also leads, via a lockable door, to the annex, currently used as the owner's accommodation.





# KEY FEATURES

## Business Performance & Annex

This property is a turn-key operation, with a loyal returning clientele and forward bookings already secured. It represents a rare and valuable commercial investment with immediate income potential. Set in a wonderful position within a highly regarded village, the property benefits from excellent local amenities, scenic surroundings, and easy access to popular tourist destinations. The separate one level owners' accommodation/annexe features its own fully fitted kitchen and newly converted shower room, whilst the lounge area offers a cosy wood burner and views over the garden. Overall, the owner's accommodation provides privacy and flexibility. There is potential for applying for change of use to residential, (see Agent's Note) should buyers desire and of course even if used as a business, there is always opportunity to use the home for visiting family and friends.

## And So, To Bed

A peaceful night's sleep is easy here with such privacy and independence afforded to guests. The main house offers five beautifully appointed bedrooms, all with en-suite facilities. Three bedrooms feature exposed timber beams and face the front of the property catching the evening sun, whilst another faces to the rear with pleasing views across open fields towards neighbouring Pulham St. Mary and across the green to the church, a Dickensian view when snowing. A ground floor bedroom with ensuite is perfect for those requiring accessible facilities. The bedroom above this, has its own staircase, from the lobby. The main staircase leads to a landing with two further ensuite bedrooms and stairs from the landing take you to the second floor and another bedroom in the eaves. An additional room in the attic is currently used as a linen store. For fans of murder mysteries, one of the bedrooms, along with the village green, has even featured in a popular TV show!

## Step Outside

The property enjoys allocated parking to the side of the home for owners and visitors. Whilst situated in a central village location, the charming, enclosed gardens offer a tranquil, secluded setting perfect for outdoor breakfasts and evening drinks. The delightful walled garden has hosted birthday celebrations with bunting and barbecues; afternoon tea parties and the covered dining area is fabulous making any gathering weather proofed. The current owner has even enjoyed Fish & Chips from the weekly visiting van, and you just know you are in an English country garden when eating outside, listening to the church bells ringing. The garden is beautifully planted with items of interest and colour all year round yet is a manageable size, important with the busy modern lives we lead.





































# INFORMATION



**Vendors Library Image  
Used with permission**

## On The Doorstep

Pulham Market is an attractive and active village with a central quintessentially English village green, two public houses, shop/post office, two churches and a doctor's surgery. Annual events here include a Burns Night Supper & Ceilidh, several performances from the amateur dramatic group including a panto, a carnival with floats and a music festival too. There is a primary school in the village with secondary schools in the nearby town of Harleston and Long Stratton and private schooling found in Norwich.

## How Far Is It To....

For day-to-day amenities including a supermarket, restaurants and coffee shops, a health centre, sports facilities, and independent shops, the village of Harleston lies 4-miles to the east with Long Stratton 5-miles north. Diss town is just 8-miles away, offering a mainline rail service to London Liverpool Street in approximately 90 minutes. For beach lovers, the Suffolk Heritage Coast with Southwold and Aldeburgh is around a 50-minute drive, the North Norfolk Coast is just over an hour's drive, and the southern end of the Broads National Park can be accessed at Beccles, a mere 30-minute drive away. Norwich, the cathedral city and regional centre of East Anglia with independent shops, theatres, cinemas, university and hospital, as well as one of the UK's oldest and most iconic open-air markets, lies approximately 15-miles north of Pulham Market.

## Directions:

Proceed from the market town of Diss along the A140 in a northerly direction towards Norwich. At the second roundabout take the third exit towards the village of Pulham Market. On entering the village, the property can be found set back from the road on the left-hand side just before the village green.

## 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 //jumped.enviseage. doses

## Services, District Council and Tenure

Oil Fired Central Heating

Mains Electricity, Water & Drainage

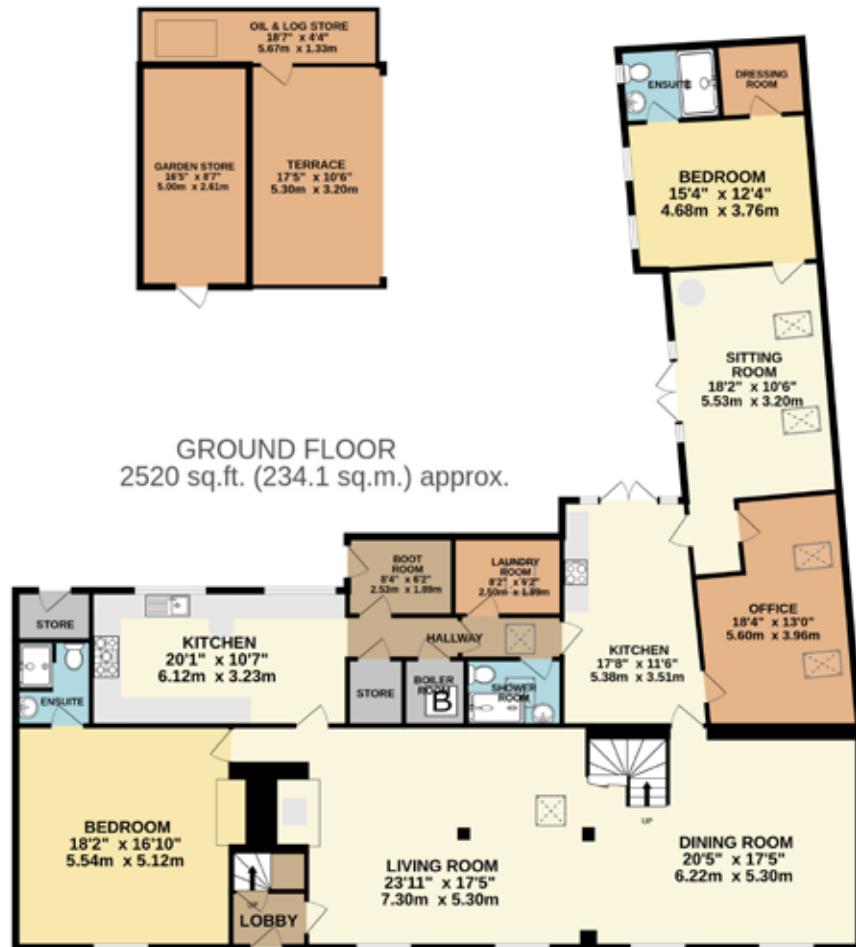
Broadband Available – would need connecting Please check [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker).

Mobile Phone Reception - varies depending on network provider. Please see [www.ofcom.org.uk](http://www.ofcom.org.uk) to check.

Annex: Mid Suffolk District Council – Band B- Freehold

Main House is exempt from business rates.

**Agents Note:** This is a Freehold Commercial Property – Ideal for buyers with commercial finance or cash purchase (not suitable for standard residential mortgage lending). The furniture in the main house is available for inclusion in the sale. Excluded is the personal property of the seller, including but not limited to the piano, all art works, items on the bookshelves, and some furniture. A list of items not included can be provided on request.



## TOTAL FLOOR AREA (approx.)

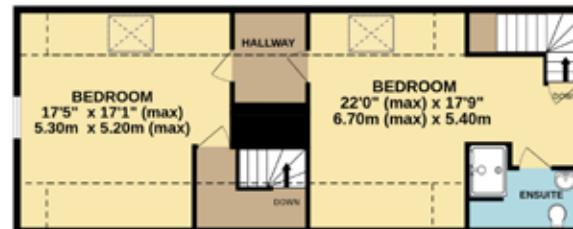
Accommodation: 4358 sq.ft (404.9 sq.m) - Outbuildings: 413 sq.ft (38.4 sq.m)

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

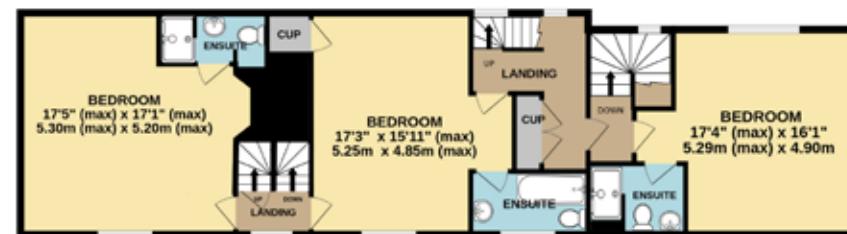
Produced for Fine & Country Estate Agent.



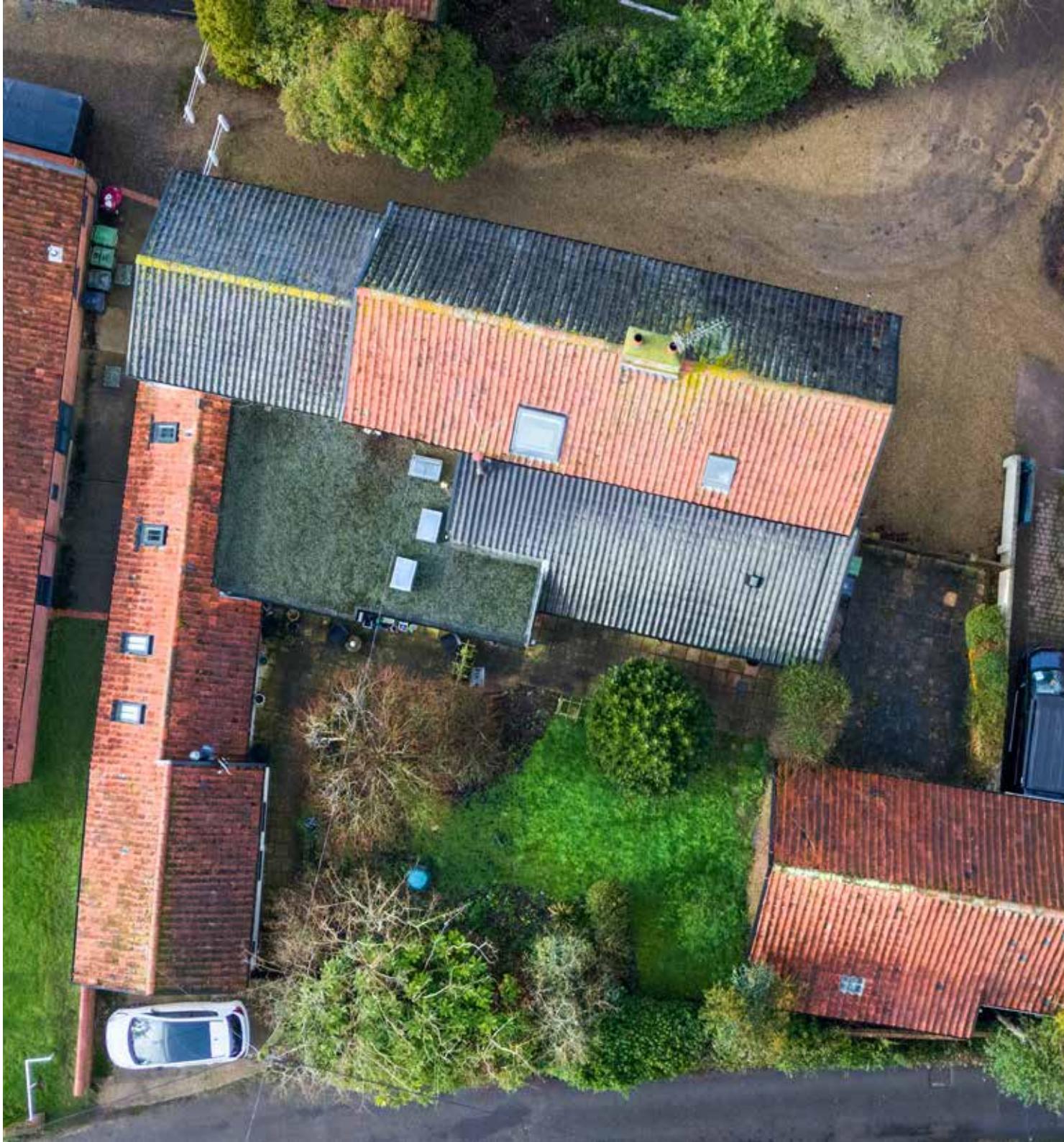
**2ND FLOOR**  
756 sq.ft. (70.3 sq.m.) approx.



**1ST FLOOR**  
1082 sq.ft. (100.5 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.



# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

**THE FINE & COUNTRY  
FOUNDATION**

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit [fineandcountry.com/uk/foundation](http://fineandcountry.com/uk/foundation)



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