



The Barns
Pulham St Mary | Diss | Norfolk | IP21 4QR

TIMELESS COUNTRYSIDE LIVING AWAITS



This exceptional 5/6 -bedroom barn conversion blends character, space, and modern comfort in a truly idyllic, tranquil setting within approximately 2.24 acres (stms) of beautifully varied grounds. Thoughtfully updated since its purchase in 2020, it combines practical living with tranquil countryside charm and is close to commuter links and amenities.



KEY FEATURES

- Excellent Barn Conversion
- Stunning location
- Magnificent Grounds with Formal Gardens, Woodland Area & Paddocks
- Lovely Sitting Room with Jotul Wood Burner, Conservatory
- Five Comfortable Bedrooms
- Two En Suite and Family Bathroom
- Study / Bedroom Six
- Kitchen With Adjacent Dining Room and Utility Room
- Around 2.24 Acres of Land (stms)
- A short drive from the amenities and train links of Diss

Originally converted from a small cattle barn in 1978, the current owners chose this architect designed home for its idyllic, unique, and rural setting and have thoroughly enjoyed the peaceful calm life here, both inside the barn and in the grounds. "Our favourite part is the conservatory, when you see three sides of the garden with far reaching views." This is village life without compromise, with connectivity close to hand.

Step Inside

A welcoming, spacious hallway with practical tiled flooring offers ample room for coats and shoes, immediately setting a tone of comfort and functionality. To the left, the home unfolds into a stunning vaulted sitting room, where a central wood burner with exposed brick fireplace, parquet flooring, and abundant natural light create a warm yet elegant atmosphere, perfect for relaxing, entertaining and family life, with flexibility to zone the space for dining or leisure. This room is a firm favourite in winter, cosying up with the flicker of the flames. From the sitting room a generous conservatory opens via double doors, offering panoramic views across lawns, woodland, and water and the sofas in the sitting room can be positioned to offer garden views when the doors to the conservatory are left open. This is a surprisingly cool room in the summer, with double doors to the gardens and a beautiful place to take in the spectacular sunsets across the land. With electric heaters the conservatory can still be fully enjoyed in the winter months too, just imagine breakfast overlooking the frosty vista. To the right of the sitting room is the dining room, semi open planned with the kitchen, forming a sociable and versatile layout that could easily be reimagined into one expansive kitchen/breakfast space. A utility room with external door adds practicality, doubling as a boot room and providing access to further outdoor space. At the other end of the vast sitting room, sits a well-positioned office, also suitable as a sixth bedroom, gym, or media room, benefitting from its own external access, ideal for working from home or welcoming clients.





KEY FEATURES

What Makes A House A Home?

The current owners have absolutely loved their time in this home, and so many unique features add to its welcome. The vaulted dining area features a striking stained-glass window of wisteria and just the other side of the glass is the real plant, creating a unique ambiance akin to dining outdoors. The barn is a magical space for Christmas festivities, with plenty of room for family and friends to sleepover and for children to play with their gifts. The twinkling lights and warm natural materials remind you of the heritage of this beautiful conversion. The current owners have hosted Superhero 30th birthday parties complete with bouncy castle in the grounds, as well as an annual Easter egg hunt which takes forever to find all the eggs hidden in the woodland.

Peaceful Slumber

The thoughtfully designed sleeping wing provides a peaceful retreat, separate from the main living areas. The principal bedroom is an impressive sanctuary, featuring a roof light, built-in wardrobes, and a serene atmosphere, complemented by a private ensuite. Bedroom two also benefits from its own ensuite and direct access to the grounds, making it an ideal guest suite. Three further comfortable double bedrooms are served by a well-appointed family bathroom, offering ample accommodation for family and visitors alike, or flexibility for repurposing the rooms for playrooms, home gym, or an extra TV room.

Step Outside

Approached via a generous driveway leading to a magnificent triple garage, the property opens into a charming internal courtyard before reaching the main entrance. The grounds are truly magnificent, encompassing formal gardens, sweeping lawns, tranquil ponds, an enclosed paddock with road and garden access, and woodland, offering both beauty and versatility. The conservatory and main seating area are southwest facing, and overlook a picturesque pond framed by willow trees, creating a peaceful haven for wildlife watching, which the current owners enjoy, "Every day, we have endless wildlife visiting- hares, deer, pheasants, partridges, ducks, hedgehogs, woodpeckers to name but a few. We sometimes have a visit from a barn owl which is magnificent." Shaded spots beneath mature trees provide the perfect escape on warm days, where birdsong and the gentle movement of dragonflies enhance the sense of calm. The east facing terrace outside utility room is a favourite space for a morning cuppa and the side patio is wonderful to capture the last of the evening light. A separate working garden area includes raised vegetable beds, fruit cages, and sheds, ideal for those embracing sustainable living, while the surrounding woodland ensures complete privacy and seclusion. There is ample space for children and pets to roam freely, and with potential for smallholding pursuits such as keeping chickens or goats in the paddock.





























INFORMATION



On The Doorstep

Located in the highly regarded village of Pulham St Mary, this home enjoys a wonderful balance of rural charm and everyday convenience. Surrounded by open countryside and neighbouring the picturesque village of Pulham Market, the area is known for its strong sense of community, historic architecture, and scenic walks right on your doorstep.

How Far Is It To...

Despite its peaceful setting, the property remains exceptionally well connected, with the market town of Diss just over 6 miles away. Diss offers a mainline railway station with direct services to London Liverpool Street in approximately 90 minutes, making it an ideal choice for commuters or those seeking an easy route into the capital.

Directions:

Head north on the A140 and turn right on to Semere Green Lane. Follow the road east and the property is on the left a few minutes down 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 [///booth.lotteries.silly](http://booth.lotteries.silly)

Services, District Council and Tenure

Oil Fired Central Heating
Mains Electricity,
Private Water
Drainage – Septic Tank
Broadband Available – Fiber to premises but 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 F- Freehold



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