



Leist Farm
Pulham Road | Rushall | Norfolk | IP21 4RQ

CHARACTER AND CONFIDENCE



Set within approximately six acres (stms) of grassland and woodland, this superb, modern 4-bedroom, characterful home is a striking example of traditional, meticulous craftsmanship blended seamlessly with contemporary comfort. Enjoy three floors of secluded, edge of village country life, just 6 miles from Diss town with a mainline rail link to London.



KEY FEATURES

- Superb Detached Modern Home
- Fabulous Build with Excellent Attention to Detail
- Stunning Grounds of Around Six Acres (stms)
- Grassland and Woodland
- Four Generous Bedrooms
- Huge Attic Room - Ideal for A Multitude of Uses
- Family Bathroom and Two En Suites
- Great Aga Kitchen with Sitting Room - Open Plan
- Superb Garden Room
- Brick Built Four Bay Cart Lodge

Designed for those who value space, privacy, and flexibility, this is a home that evolves with your lifestyle. From the moment you arrive, the quality of build is unmistakable. Constructed just 8 years ago, in the old style with substantial timbers and enduring materials including reclaimed radiators, brickwork and parquet flooring, the house offers both visual character and structural integrity. With generous proportions and thoughtful layout, the home is equally suited to family life, entertaining, remote working, or multigenerational living, with all the aesthetic and charm of a listed building but without the restrictions.

Step Inside

Entering through the practical porch, with beautiful, reclaimed herring bone brick floor, there is room for muddy boots and paws, ideal for a country residence. The stairs are straight ahead along with a wide hallway leading to the kitchen/family room. This magnificent open-plan Aga kitchen with adjoining sitting/dining area is a favourite with the current owners, a warm, sociable space designed for family gatherings or just tea for two. The granite worktops and upstand frame tasteful cabinetry which houses an oil-fired Aga featuring a back boiler providing hot water. The wood burner in the breakfast room also benefits from a back boiler, enhancing both efficiency and comfort. These traditional heating elements not only add character but provide practical, supplementary heating solutions. Whether hosting large gatherings, enjoying relaxed family evenings, or cooking for friends, this space delivers warmth in every sense. A study and utility room are found just across the hall whilst to the left are the sitting room and lounge, semi open planned with a central two-sided wood burner, heating this side of the home along with the garden room – offering so much space when the crowds descend. The garden room, flooded with natural light and enjoying panoramic views over the grounds, has hosted 20 for Christmas lunch with space for the family to spread out afterwards. This room is a versatile space perfect as a formal entertaining space, art studio, reading room or year-round relaxation area.





KEY FEATURES

A Lifestyle Investment

Blending traditional aesthetics with modern construction standards, this well insulated property offers architectural integrity, energy-conscious supplementary heating, solar panels for water heating and features a low maintenance exterior with no barge boards to paint or replace. The flexible internal layout along with significant outdoor space offers long-term lifestyle adaptability whether as a distinguished family home, a semi-rural retreat, or a property that accommodates evolving needs. This residence delivers on both substance and setting and invites imagination on how to use the stunning second floor space, and the brick-built five-bay cart lodge which presents further scope beyond vehicle storage, with options including workshop space, stabling, hobby areas, or future conversion possibilities for ancillary income (subject to planning).

Exploring Upstairs

A bespoke, handmade wide staircase runs all the way to the second floor with no compromise. On the first floor, the triple aspect airy principal bedroom, currently home to a king-size as well as a double bed, offers light and space along with an enormous ensuite, boasting corner jacuzzi bath and separate shower, feeling like a separate wing of the home altogether. Along the wide landing are three further bedrooms offering character in abundance with exposed brickwork, beams, and wide floorboards. One is served by its own ensuite, another by a gorgeous walk-in dressing room. A generous family bathroom completes this floor. The stairs continue to a fantastic room on the second floor, running the length and width of the home, and providing a wealth of opportunity, as a cinema or games room, studio or creative workspace/home office, teenage retreat, or multigenerational living space. With roof lights, window overlooking the paddocks, and electric points throughout, it is full of character with beam work, exposed brickwork and wide floorboards and is even large enough to take a full pool table.

Step Outside

Extending to approximately six acres, the grounds are a rare asset with established woodland offering privacy and natural beauty. The land offers opportunity for equestrian use, smallholding or market gardening potential, leisure activities, or simply the enjoyment of open rural living. The sweeping, beautifully designed in and out driveway leads to the 5 bay cart lodge, with plenty of parking space for family and friends. To the left is paddock land and to the right the owners have planted a variety of fruit trees for future owners to enjoy. There is ample space for children's play equipment, with woodland and a pond at the farthest point.

































INFORMATION



The front of the property, bordered by mature hedging planted by owners, offers south facing expansive lawns, a sun worshipper's paradise. A wide expanse of terrace runs all the way around the house offering space for alfresco entertaining and peaceful nights watching the stars sipping your favourite tipple. Here there is space for fire pits, pizza ovens or even perhaps an outside bar – the choice is yours.

On The Doorstep

The peaceful village of Rushall offers a local pub/restaurant and accommodation (The Half Moon Inn), with the neighbouring village of Dickleburgh providing support with a convenience store, well stocked with everyday essentials and an Ofsted rated outstanding school. Further primary and high schools are found in the pretty town of Harleston, with Georgian buildings, restaurants and cafes, independent shops, and dentist. The bustling market town of Diss is just 6 miles away offering GP surgery, vets, and mainline rail station to London Liverpool St in just 90 minutes.

How Far Is It To...

For days out, just 40-minutes' drive away is the Suffolk Heritage Coast, with attractive towns Southwold and Aldeburgh and to the East is the traditional seaside town of Gt Yarmouth. Rushall is located midway between Norwich and Ipswich via the A140 and enjoys excellent access to two of the region's most vibrant cities. The cathedral city of Norwich, the regional capital, is only 21 miles away and offers theatre, art centres, a Norman Castle, retail outlets, the renowned permanent open market plus an international airport. Ipswich has a great marina with bars and restaurants plus theatre and retail outlets too.

Directions

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 ///design.splinters.tonal

Services, District Council and Tenure

Oil Central Heating

Mains Electricity & Water

Drainage – Septic Tank

Broadband Available – Fibre is connected to the property but please check www.openreach.com/fibre-checker.

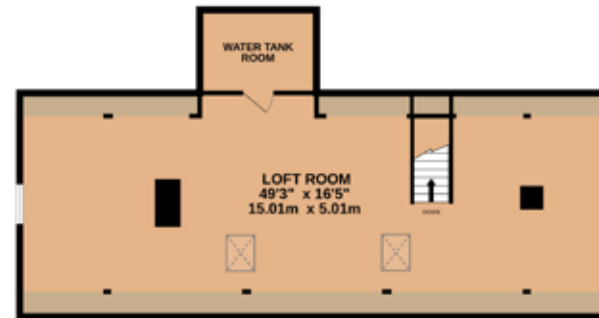
Mobile Phone Reception - varies depending on network provider. Please see www.ofcom.org.uk to check.

South Norfolk District Council – Band E – Freehold

GROUND FLOOR
1701 sq.ft. (158.0 sq.m.) approx.



2ND FLOOR
960 sq.ft. (89.2 sq.m.) approx.



1ST FLOOR
1295 sq.ft. (120.3 sq.m.) approx.



TOTAL FLOOR AREA (approx.)

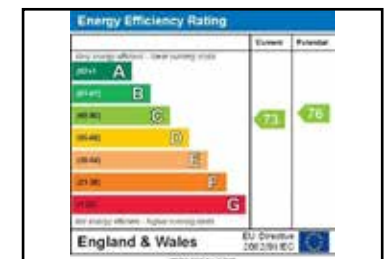
Accommodation: 3956 sq.ft (367.5 sq.m) -

Garage/Outbuildings: 837 sq.ft (77.8 sq.m)

Measurements are approximate.

Not to scale. Illustrative purposes only.

Produced for Fine & Country Estate Agent.



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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