



Stewards House,
North Green Road, Pulham St Mary





A fine Grade II listed house, dating back to the early 1600's, with later additions and situated in the centre of the pretty village of Pulham St Mary. This much loved family home is full of history and was the original village bakery at one time, offering spacious and versatile accommodation in excess of 3,500 square feet, over three floors. Sitting in attractive gardens and grounds extending to approximately 1/3 acre (sts) with open fields to the rear, ample car parking and garage/workshop, the property offers potential for an annexe (subject to the necessary planning consents).

Accommodation comprises briefly:

- Entrance Hall
- Drawing Room
- Sitting/Dining Room
- Kitchen/Breakfast Room
- Cloakroom
- Utility Room
- Lean-to Garden/Sun Room

First Floor Landing

- Master Bedroom with En-suite Bathroom
- Five Further Bedrooms
- Two Landing Rooms
- Family Bathroom

Gardens and Grounds

- Garage/Workshop with potential for conversion to annexe accommodation (subject to planning consents)
- Ample 'in and out' driveway parking for several cars
- Private and Enclosed Gardens
- Large Outside Store (former bakery)
- Further Clay Lump outbuilding/log store



The Property

The front door opens in the hallway with stairs rising to the first floor and the two superb reception rooms on either side. To the right is the drawing room, a stunning triple aspect room full of natural light and with double doors leading out to the rear garden, solid oak floor and impressive exposed beams and timbers. The wonderful inglenook fireplace with brick hearth is fitted with a multi-fuel stove and creates a central focal point. The light and spacious sitting/dining room with pamment tiled floor overlooks the front and rear aspects, also with an inglenook fireplace housing the wood burner and some fine period features with a second staircase leading to the first floor accommodation and a door to the rear opening into the garden room complete with grape vine. With it's own entrance door and porch, the kitchen/breakfast room is situated in the oldest part of the house and showcases some wonderful exposed timber work. Well fitted with a range of traditional style wall, base and drawer units, solid timber work surfaces, a double ceramic sink and space for appliances, as well as a matching central island offering further storage. The rear lobby leads off the kitchen with door to the cloakroom and recently updated utility room where the oil fired boiler is situated. There is also access into the garage/workshop.

Stairs rise from both the sitting/dining room and entrance hall to the first floor landing. At the far end is the spacious master bedroom, a bright and sunny double aspect room with feature fireplace, walk-in wardrobe and en-suite bathroom. There are four further bedrooms on the first floor as well as two landing rooms and at the far end is the former bathroom which would make an ideal study/further bedroom. The spacious and well appointed bathroom overlooks the rear aspect and comprises a fully tiled walk in shower, contemporary style freestanding bath, WC and wash basin set in an attractive wash stand. From the landing a staircase leads up to the attic bedroom with a stunning beamed vaulted ceiling and beautiful views across open farmland.







Gardens and Grounds

The property is approached over a gravel 'in and out' driveway which provides parking for several vehicles and leads to the garage/workshop. A timber gate opens and provides access to the attractive rear garden which is fully enclosed and mainly laid to lawn with a paved seating area. There are a number of mature trees including a lovely Beech and several fruit trees including apple, pear and plum. To the rear of the house is an attached building which was the former bakery with evidence of the original bread oven, this is currently used for storage. There is a further detached clay lump building which again is used for storage and a log store. The gardens offer an excellent degree of privacy and seclusion and extend to around 1/3 acre (sts).

Location

Stewards House is situated on North Green Road, discreetly positioned within the centre of the popular and sought after village of Pulham St Mary. The village, situated just three miles away from the market town of Harleston boasts a local garage, general stores, and church as well as the thriving Pennoyer Community Centre. The neighbouring village of Pulham Market has a primary school, two pubs and village store. The beautiful city of Norwich is around 15 miles to the north via the A140 and 10 miles to the south lies the bustling market town of Diss which has a main railway line direct to London Liverpool Street, taking around 90 minutes. This property combines an excellent rural village location, with convenient access to facilities.



Fixtures & Fittings

All fixtures and fittings including curtains are specifically excluded in the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Oil Fired radiator central heating (the boiler is 5 years old)

Mains drainage, water and electricity

Energy Rating: F

Local Authority

South Norfolk District Council

Tax band: F

Postcode: IP21 4QZ

Agents Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

Vacant possession of the freehold will be given on completion.

Guide Pric: £800,000

1446 sq.ft. (134.4 sq.m.) approx.



1450 sq.ft. (134.7 sq.m.) approx.



752 sq.ft. (69.8 sq.m.) approx.



TOTAL FLOOR AREA: 3648 sq.ft. (338.9 sq.m.) approx.

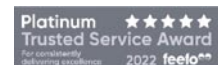
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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