



Church Close, Pulham St. Mary, Diss, IP21 4RR

Guide Price £399,000



01508 531331

[www.whittleyparish.com](http://www.whittleyparish.com)



# Property Features

---

- Upgraded and refurbished cottage
- Delightful village location
- Combi boiler installed 2 years ago
- Kitchen and bathroom replacement
- Heating - oil fired ch
- Drainage - mains
- Council Tax Band D
- Freehold
- Energy Efficiency Rating TBC.

## Full Description

---

Formerly part of the Old Rectory the property comprises of a three bedroom Grade II listed cottage which has been the subject of a significant refurbishment programme having been finished to a high specification throughout and presented in a most excellent decorative order with new carpets throughout and is found close to the centre of the village within short walking distance of amenities and facilities and the open rural countryside.

Externally the property is tucked away in a pleasant cul-de-sac location and is approached via a right of access through Glebe Farm Close over a shingle driveway leading up to the front of the property. A hardstanding area in front of the garage gives ample parking. The garage itself is currently used as a Utility Room with plumbing and drainage in place for a bathroom. To the rear the gardens are predominately laid to lawn taking a part southerly aspect and enjoying the afternoon sun coming through.

Pulham St Mary forms part of the Pulhams being linked with Pulham Market. The villages are steeped in history believed to date back to 1258 and over the years have proved to have been a popular and sought after location by way of still retaining a strong and active local community with an excellent range of amenities and facilities such as the Pennoyer Heritage Museum and Café and further having a beautiful array of many period and attractive properties. A bus stop is found at the end of the driveway which runs to nearby villages, Diss Railway Station and Norwich City Centre as well as the local secondary school in Harleston. The market town of Harleston is found 3 miles to the south east. A furthermore extensive range of amenities and facilities can be found to the north west within Long Stratton and a similar distance to the south the market town of Diss can be found with the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.



### **ENTRANCE LOBBY**

With pamment tiled floor, new composite front door with leaded light window, new UPVC double doors giving access to the garden, door to the garage with plumbing for washing machine and glazed door through to:-

### **SITTING/DINING ROOM**

A most impressive room being very generous in size and full of character with exposed brickwork, oak beams and an inglenook fireplace with cast iron stove set within. Double doors lead out to the rear garden and there is ample room for a family size table and chairs. Stairs rise to the first floor and an opening leads through to the:-

### **KITCHEN/BREAKFAST ROOM**

Fitted with a range of shaker style base units with slate effect worksurfaces over, a central island gives breakfast bar space to one side and houses an inset copper sink with matching tap the other side, superb walk-in corner larder, space for an upright appliance, new wood effect flooring and featuring exposed beams and brickwork.

### **STAIRS TO THE FIRST FLOOR**

### **BEDROOM ONE**

Being a most generous main bedroom with views over the rear garden.

### **BEDROOM TWO**

Another excellent double bedroom with exposed beams.

### **BEDROOM THREE**

A third double bedroom with alcove space and built-in cupboards.

### **BATHROOM**

Comprising of a four piece suite with slipper bath and free standing tap, countertop sink set upon a vanity unit, separate shower cubicle and WC.

**OUR REF: LO1038**

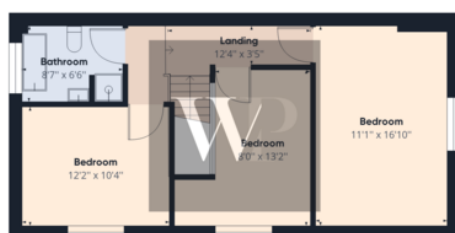




Floor 0

Approximate total area<sup>(1)</sup>  
1400.67 ft<sup>2</sup>

Reduced headroom  
16.81 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Beatrix Potter Cottage  
The Street  
Long Stratton  
Norwich  
NR15 2XJ

www.whittleparish.com  
longstratton@whittleparish.com  
om  
01508 531331

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements