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Hall Road, Pulham St Mary,
Nr Harleston, Norfolk.

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ESTATE AGENTS



Sympathetically refurbished and superbly positioned, this quintessential red brick cottage offers deceptively spacious accommodation bringing together the character of the home with the convenience of modern living. On the ground floor we find two reception rooms, kitchen, utility/laundry, bathroom and spacious front and rear entrances. On the first floor three bedrooms and a dressing room/study feature, with the master enjoying an en-suite. Externally, the delightful cottage gardens front and rear look over the beck onto meadows beyond, whilst ample parking and an over sized garage complement the property.

Accommodation comprises briefly:

- Entrance Hallways to Front and Rear
- Sitting Room
- Dining Room
- Kitchen & Preparation Area
- Utility/Laundry Room
- Bathroom
- First Floor Landing
- Master Bedroom & En-Suite
- Two Further Bedrooms
- Dressing Room/Study

Outside

- Ample Driveway Parking
- Oversized Garage
- Beautifully Tended Cottage Gardens
- Meadow Views



The Property

Entering the property via the front door we step into the spacious entrance lobby and hallway providing the perfect spot to kick off our boots after a country walk or morning in the garden. Herringbone flooring underfoot is a delight whilst our stairs rise to the first floor and doors open to the two reception rooms. To the left we enter the sitting room where a large window fills the space with natural light, a full wall of red brick forms the fireplace and a wood burning stove creates a cosy focal point. Across the hall we find the dining room where again a fireplace commands a focal point to the room, a window again enjoys a view of the frontage and a door opens to the kitchen making the two spaces ideal for entertaining and family living. In the kitchen the contrast of old and new comes into its own, freshly refitted with a matching range of wall and base units set against timber effect flooring and work surfaces, a window set over the ceramic sink enjoys the garden and meadow vista whilst a fitted oven and hob feature. The kitchen flows open plan into a preparation area whilst a door opens to the laundry/utility room which again boasts matching units with a charming butler sink set below the window. Stepping through the kitchen the rear entrance lobby boasts storage whilst a door opens to the garden and internally we step into the bathroom. This spacious room has been refitted with a modern bath, WC and feature basin set in a bespoke vanity unit.

On the first floor the top step landing leads to the first two bedrooms. To the left the spacious master bedroom mirrors the sitting room below and enjoys a newly fitted en-suite shower room. Echoing the standard throughout we find a large shower cubicle paired with modern WC and wash basin. Across the hall the second spacious double is found enjoying a view to the front of the house and offering doors leading to the third bedroom and dressing/study. Bedroom two offers space to create a divide for independent access to the rear rooms if needed. Bedroom three is a spacious single which enjoys a view over the garden and the dressing room/study currently serves as a nursery and takes in the meadow views to the side. This completes the accommodation.



Outside

Approaching the property from Hall Road 'a quiet no through road' adding to the tranquility of the setting we arrive on the driveway where we find parking for upward of four cars and access to the oversized single garage via barn style doors at the front. From the driveway we enjoy the first of the views over the beck and the meadows beyond and a twin five bar gate opens to the rear gardens. The front garden is framed with a low set brick wall that encloses the space. A path leads to the newly fitted front door and the stunning Wisteria covers the cottage. The garden is set to lawn and planted cottage borders. At the rear the space comes into its own, a path leads us through planted beds filled with colour and scent, here we pass the garden shed and wood shed as we head to a delightful seating area at the foot of the garden. A large area of lawn leads back to the property. From every spot in the garden our eye is drawn over the beck to the meadows where horses graze. Established trees offer the perfect shaded spot to sit and enjoy this tranquil space.

Location

This charming cottage is ideally situated on a 'no through road' in the South Norfolk village of Pulham St Mary. The village is on a main bus route and has a village store and the Pennoyer Centre which offers various activities including regular film nights and is a short distance from the bustling market town of Harleston. Nestled in the beautiful Waveney Valley on the old coaching route from London to Great Yarmouth, Harleston is a vibrant market town, filled with historic buildings, a beautiful chapel and plenty of character around every corner you turn. It further boasts an impressive array of independent shops, doctor's surgery, post office, chemist, delicatessen and several coffee shops. There is also a popular Wednesday market with free parking and the town of Diss, just a 15 minute drive away, boasts a direct train line to London Liverpool Street in 100 minutes.



Fixtures & Fittings

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

Services

Gas Central Heating (bottled gas)
Mains drainage, electricity and water are connected.
EPC Rating: TBA

Local Authority

South Norfolk District Council

Tax Band: C

Postcode: IP21 4RF

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.

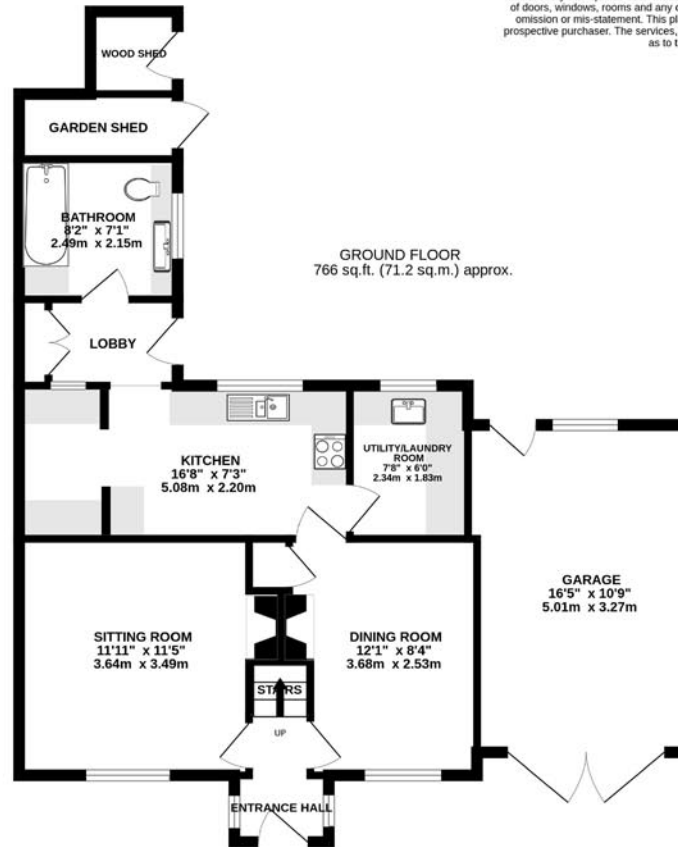
Tenure

Vacant possession of the freehold will be given on completion.

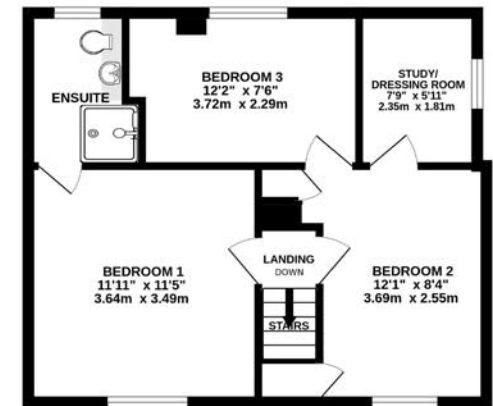
Guide Price: £375,000

TOTAL FLOOR AREA: 1211 sq.ft. (112.5 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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1ST FLOOR
445 sq.ft. (41.3 sq.m.) approx.



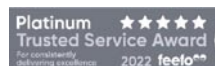
To arrange a viewing, please call 01379 882535

Offices throughout Norfolk & Suffolk:

Bungay 01986 88816
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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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