



Harleston Road, Pulham Market, Diss, IP21 4SZ

Guide Price £220,000

A DECEPTIVELY SPACIOUS THREE BEDROOM COTTAGE, OFFERING A WEALTH OF CHARM AND CHARACTER HAVING BEEN PRESENTED IN A MOST EXCELLENT DECORATIVE ORDER.

- Rural views
- Character & charm
- Landscaped gardens
- Outbuildings
- Centre of village position
- Council Tax Band A
- Freehold
- Energy Efficiency Rating TBC.



Property Description

The property enjoys a pleasing position set back off the road upon an elevated plot within the heart of the attractive village of Pulham Market. The village adjoins Pulham St Mary and forms part of "The Pulhams", the villages themselves are steeped in history believed to date back to 1258 in parts and over the years have proved to have been a popular and sought after location offering a beautiful assortment of many period and modern properties with a strong and active local community helped by having a good range of day to day amenities and facilities. The market town of Diss can be found some 8 miles to the south having an extensive range of day to day amenities and facilities along with the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

The property comprises of a three bedroom mid-terrace cottage believed to date back to the 1700's in parts and of timber frame and clay lump construction with pleasing colour washed rendered elevations under a pitched clay tiled roof. In more recent times the property has been significantly enhanced and upgraded presented in a most excellent decorative order throughout whilst there has been a great emphasis to retain as much charm and character as one would expect to find in a property of this age.

Externally the property is approached via Harleston Road having gardens to the front and a pleasing outlook over the Rectory. The main gardens are found to the rear and are a particular feature in themselves having been landscaped with ease of maintenance in mind, with raised borders inter-planted with a variety of herbaceous plants, shrubs and hedging. A large paved patio area creates an excellent space for alfresco dining leading down towards two useful outbuildings.

AGENTS NOTE: There is a right of way over the gardens.

The rooms are as follows:

ENTRANCE PORCH: 4' 3" x 3' 10" (1.30m x 1.17m)

With solid wood door to front, brick flooring, good space for shoes and coats and secondary pine door giving access through to the reception room.

RECEPTION ROOM: 12' 1" x 12' 8" (3.70m x 3.88m)

With window to the front aspect and enjoying a pleasing leafy green outlook. A focal point of the room is the open fireplace with exposed red brick work and pamment tiled hearth. Exposed timbers and beams. Access to first floor level. Secondary door giving access through to the inner hall.

INNER HALL: 7' 8" x 2' 10" (2.35m x 0.88m)

With pine brace and batten doors giving access through to the kitchen, bathroom and built-in storage cupboard. Brick flooring flowing through.

KITCHEN/DINER: 11' 6" x 13' 1" (3.51m x 3.99m)

Found to the rear aspect of the property being a light, bright and airy room. The kitchen area offers a good range of wall and floor unit cupboard space with solid wood work surfaces over and space for integrated appliances. Brick flooring. Door to rear giving external access to the gardens.

BATHROOM: 4' 9" x 9' 6" (1.47m x 2.90m)

A well-presented bathroom comprising of a panelled bath with shower attachment, porcelain wash hand basin over vanity unit, low level wc and built-in shower cubicle to side.

FIRST FLOOR LEVEL:

LANDING: Pine stair case rising from ground floor level.

Stripped pine brace and batten doors giving access to the three bedrooms.

BEDROOM ONE: 11' 5" x 12' 9" (3.49m x 3.90m)

With window to the front aspect being a large master bedroom with the benefit of built-in storage cupboard over stairs. Elevated views to front.

BEDROOM TWO: 6' 1" x 10' 6" (1.86m x 3.22m)

With window to the rear aspect and enjoying particularly pleasing views over the rural farmland to the rear. Good built-in storage space within eaves.

BEDROOM THREE: 8' 0" x 6' 9" (2.45m x 2.08m)

With skylight above and lending itself for a number of different uses.

OUR REF: L0650



Viewing Arrangements

Strictly by appointment

Contact Details

Beatrix Potter Cottage

The Street

Long Stratton

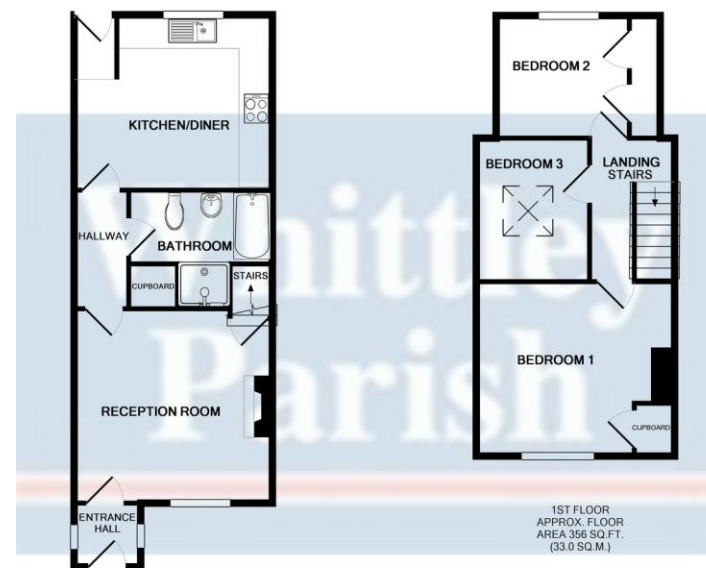
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their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



GROUND FLOOR
APPROX. FLOOR
AREA 439 SQ. FT.
(40.8 SQ. M.)

TOTAL APPROX. FLOOR AREA 795 SQ. FT. (73.9 SQ. M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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