



**Station Road, Pulham St. Mary, Diss, IP21 4QT**

**Guide Price £625,000**



# Property Features

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- 4/5 bedrooms
- Landscaped gardens
- 2/3 reception rooms
- No onward chain
- 3 bathrooms
- Council Tax Band D
- Double cart lodge
- Freehold
- Ample parking
- Energy Efficiency Rating TBC.

## Full Description

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### VILLAGE LIFE IN THE COUNTRY

The highly regarded and sought after 'Pulhams' are regarded as some of the prettiest villages in South Norfolk boasting a rich and varied heritage – but don't be misled into believing that these are sleepy, quiet villages, these are thriving, active communities with many clubs, organizations and modern amenities including primary and pre-schools, Dr's surgery, post office and general stores, public houses, the Pennoyer Centre and two Churches. Although collectively and affectionately referred to as the 'Pulhams', the two villages have strong and individual identities. The Pulham St. Mary village sign depicts an airship with its mooring mast; in 1912 under great secrecy, RNAS Pulham was constructed for the operation of airships, fondly known locally as the 'Pulham Pigs' who operated from this base until 1918.

In 1670 William Pennoyer, a puritan merchant, left money to pay for a schoolmaster to teach poor children in the village and when this school finally closed in 1988 the building lay empty until almost £1million in funding from the Heritage Lottery Fund enabled a programme of expansion and restoration resulting in the current village hub with café, internet suite, educational provision, social and recreational use and is also home to the Parish Council. A mainline rail station can be found at Diss some 8 miles or so distant. A bus service runs through the village on the Harleston to Norwich route.

More comprehensive shopping and amenities can be found in nearby Harleston and Diss whilst the County Town of Norwich is some 30 minutes to the North and the coast is also approximately a 40 minute drive to the East.

### THE PROPERTY

Pulham House is a delightful example of an Edwardian red-brick villa with later additions, exuding all the elegance, grace and charm of the period and yet retaining a welcoming, warm and homely ambience. The property has been beautifully and sympathetically cared for and retains many original features whilst also offering every convenience for our demanding, modern way of life. Panelled doors have traditional brass or crystal door knobs, many of the sash windows are modern replacements, high ceilings and plenty of natural light from the many windows provide a bright and airy feel providing a perfect sense of proportion. Heating is provided by an oil-fired system to radiators with oil-fired 'Stanley' range in the kitchen and a wood-burner in the sitting room. A 5-bar gate leads to a sweeping gravelled driveway and wisteria-draped double cart lodge. There is a wide access gate leading through to the rear gardens and path leading on to the white-painted utility room door. A further garden gate leads to a footpath with period-style edging, through the garden to the entrance porch and wide front door with tinted and glazed panels to half height.



## A WELCOME HOME TO ALL

As you cross the threshold into the spacious hallway, the house provides a warm and comforting welcome. The white-painted staircase rises imposingly to the first floor whilst there are doors to the three reception rooms, cloakroom, kitchen and understairs cupboard – which incidentally houses the hot water tank. Turning to your left, enter the glorious and beautifully proportioned sitting room – a space to sit and breathe, enjoy a moment of calm or entertain friends and family. A dual aspect room with windows to the front and French doors to the rear. A wooden fireplace houses a wood-burning stove sitting on a marble hearth. Bespoke cupboards and shelves have been fitted to the alcoves either side providing space for books and treasures to be displayed or hidden away.

From the entrance door, on your immediate right, is the dining room – another light, delightful room with windows to both front and side. A further door leads to the kitchen. Continuing along the hallway, to the left is the 3rd reception room/study/potential ground floor bedroom – again, dual aspect with views over the rear garden, a restful place to while away the hours whilst sitting at your desk perhaps. At the end of the hallway, a door approaches the cloakroom with hanging hooks for coats and a further door to the ground floor bathroom with windows to both side and rear. A white suite offers a panelled bath with shower over, washbasin set in vanity unit with mirror over and WC. The walls are partly tiled and the floor is fully tiled. Tall storage cupboard with shelving. Towel radiator.

The family sized kitchen/breakfast room has been thoughtfully designed both in layout and choice of units to provide an authentic period feel yet fit for modern expectation. A calming duck-egg blue painted range of units with pewter style handles give ample cupboard space whilst contrasting wood worktops provide plenty of space for prepping. The original chimney alcove now houses a more modern, jaunty red Stanley oil-fired range. A latched door leads to the walk-in shelved pantry and a further door leads to the utility room with sink unit, cupboards, work surfaces and space for appliances.

At the top of the staircase is a split level landing; turning to the right, steps lead up to a storage cupboard which also houses the electric meters and controls for the solar PV system (we understand there is a Feed-in Tariff). Next to the cupboard is a door into the fourth bedroom which overlooks the rear garden and benefits from built-in wardrobes and cupboards.

Continuing along the main galleried landing, the main bedroom suite can be found at the front of the property – an imposing space with built in wardrobe and en-suite shower room offering shower cubicle, WC, wash basin and towel radiator. On the opposite side of the landing is the guest bedroom, a welcoming bright space with windows to both front and side and two built in wardrobes with quirky coloured glass door knobs.

The third bedroom also boasts a built-in wardrobe and shelving and has a window to the side. A modern family shower room offers a shower cubicle, WC, bidet and wash basin all incorporated into a run of cupboards..

The delightful, mature gardens were, we understand, professionally designed and provide a haven from the stresses of modern life. Trees, shrubs and curvaceous flower beds are a feast for the senses whilst on a practical level, there is an outside tap, water butt and original underground water storage tank. To the rear of the cartlodge is a useful workshop/shed with power and light and loft storage space. A good sized greenhouse offers the opportunity to grow and nurture plants whilst a space to the rear of the sunny, west facing summerhouse, provides potential for a vegetable patch.

## OUR RECOMMENDATION

This is a rare opportunity to own a delightful and unique period property located in this popular village. Pulham House itself provides both the space, flexibility, period style and modern comforts to suit a host of different requirements and life-styles.





Floor 0

Approximate total area<sup>(1)</sup>  
1682.86 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

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

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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 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