



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

**Offers in the region of £300,000**



# Property Features

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- Immaculately presented
- En-suite to master bedroom
- 2 off-road parking spaces
- Southerly facing rear gardens
- Attractive maltings conversion
- Freehold
- Council Tax Band C
- Freehold
- Energy Efficiency Rating TBC.

## Full Description

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Found within the village of Pulham St Mary lying some 7 miles to the north of Diss, the property is well situated in the heart of this attractive village. Pulham St Mary forms part of "the Pulhams" associated with Pulham Market, with both of the villages being steeped in history believed to date back to 1258 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, still with a strong and active local community helped by retaining a good niche infrastructure with many day to day amenities and facilities. The historic market town of Diss is found some 7 miles to the south with the benefit of a mainline railway station and a further extensive range of facilities.

The property forms part of The Old Pulhams Maltings, believed to date back to 1865 and with the Maltings having been converted some 10 or so years ago. During the conversion much care and attention to details was undertaken to retain as much of the original character and charm, giving a most pleasing feel to this development. Each property is individually different to the next giving a more exclusive feeling to the development.

The property is perhaps one of the best houses on the development having been sympathetically converted and with pleasing colour wash rendered elevations under a pitched clay tiled roof and with replaced windows and recently installed upvc double glazed doors. Internally the accommodation is still very much presented in a most excellent decorative order having been well-maintained and cared for by the current vendors.

The property sits in more of a secluded position within the development having off-road parking for two cars to the front. A pathway in turn gives access to the rear of the cottage adjacent to an area of gardens having been enclosed by concrete posts and panel fencing, being predominately laid to lawn and greatly enjoying a southerly aspect taking in all of the afternoon and evening sun, a patio area creates an excellent space for alfresco dining with there also being a summer house.



The rooms are as follows:

**RECEPTION ROOM ONE:** 14' 7" x 11' 8" (4.45m x 3.56m)

With window and door to the front aspect. A light, bright and airy room with a particular focal point being the open fireplace with revealed red brickwork on a pamment tiled hearth. Oak brace and batten door with Suffolk latches opening through to reception room two.

**RECEPTION ROOM TWO:** 14' 7" x 11' 8" (4.45m x 3.58m)

With window to the front aspect and stairs rising to second floor level. Currently used as a formal dining room however lends itself for a number of different uses and opening through to the kitchen area.

**KITCHEN/BREAKFAST ROOM:** 11' 10" x 15' 2" (3.63m x 4.63m)

Of a high specification with an extensive range of wall and floor unit cupboard space and solid beech work surfaces over, integrated appliances comprising of a four electric touch hob with extractor above and Bosch oven below, fitted fridge/freezer, fitted dishwasher, space/plumbing for automatic washing machine. Stainless steel sink with drainer and mixer tap. Further recently installed upvc double glazed door giving external access to the gardens. Oak brace and batten door giving access through to the:-

**UTILITY:** 6' 2" x 4' 0" (1.88m x 1.22m)

With window to the side aspect and with marble effect roll top work surface over, inset stainless steel sink with drainer and mixer tap and space/plumbing below for washing machine or tumbler dryer etc. Secondary door giving access through to the wc.

**WC:** 5' 5" x 3' 11" (1.66m x 1.21m)

With frosted window to side comprising of a low level wc and wash hand basin.

**FIRST FLOOR LEVEL - LANDING:**

With oak brace and batten internal doors giving access to the three bedrooms and family bathroom.

**BEDROOM ONE:** 11' 11" x 16' 9" narrowing to 12' 11" (3.65m x 5.12m narrowing to 3.96m) With two Velux windows to the front aspect being a particularly large master bedroom with the luxury of en-suite facilities. Semi-vaulted ceilings.

**EN-SUITE:** 11' 11" x 5' 1" (3.65m x 1.56m)

With frosted window to the side aspect and comprising of a double roll-top bath with claw feet, low level wc and wash hand basin.

**BEDROOM TWO:** 8' 6" x 10' 4" (2.61m x 3.17m) measurements excluding double built-in storage cupboard to side). Window to front aspect. A spacious double bedroom.

**BEDROOM THREE:** 7' 6" x 11' 9" (2.31m x 3.59m)

With window to the front aspect. Although being the smaller of the three bedrooms still able to cater for a double bed.

**BATHROOM:** 5' 7" x 7' 1" (1.71m x 2.16m)

With frosted window to the rear aspect and comprising of a panelled bath, low level wc and wash hand basin above vanity unit.

**OUR REF: LO953**





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
1099.59 ft<sup>2</sup>

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

(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.

GIRAFFE360

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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