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Station Road,
Pulham St. Mary, Norfolk

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ESTATE AGENTS

A unique and interesting opportunity to acquire a three double bedroom detached property within half an acre of grounds (STS) with a commercial occupancy condition. Boasting substantial outbuildings and beautiful gardens this opportunity represents excellent value for the amount of space on offer, inside and out.

Accommodation comprises briefly:

- Hallway with WC
- Sitting Room
- Dining Room
- Kitchen
- Utility Room
- Three Double Bedrooms
- Ensuite to Master
- Family Bathroom
- Double Garage/Store/Workshop
- Garage/Workshop/Office
- Off-Road Parking to Front
- Courtyard with Vehicle Access



Property

Stepping through the front door you are greeted by a hallway with staircase and access to a WC. The door in front of you leads into the generous sitting room, with impressive brick fireplace at it's heart and French doors that open on to the patio. From here you can access the dining room; another sizeable reception room with ample space for a table and chairs. A rear lobby connects the dining room to the kitchen and utility room, also providing external access to the side of the house. The kitchen is well equipped with a good range of wall and floor mounted storage units, with integrated oven and hob. Along one wall there is ample space for a breakfast table and chairs. Moving to the first-floor you will find a landing connecting the three double bedrooms and family bathroom. The master bedroom looks out to the rear and has the benefit of an ensuite shower room. The remaining bedrooms are also good sized double rooms that have access to integrated storage. The bathroom is fitted with a modern white suite consisting of a bathtub with shower over, toilet and wash basin.







Outside

A wide entrance gives way to a large tarmac area in front of the house, providing off-road parking for many vehicles. A gate to the left leads to a secluded, well kept front garden, with high hedges to the borders and plant beds stocked with mature shrubs and colourful flowers. A path continues around the house to the left, leading to the rear courtyard and passing the side access to the property. To the righthand side of the plot is a large vehicular access point from the front parking area to the courtyard and outbuildings behind. Immediately beyond the house is a pleasant seating area within the courtyard, and a South-facing patio to the right is nicely screened by a garden wall and trellis. Substantial outbuildings line the courtyard on two sides; to the rear is a double garage with electric roller door with large attached storage room and workshop, and to the left is a spacious garage/workshop with office/studio space attached. Between the two buildings a gate opens into a private oasis of beautifully kept garden to the rear of the plot. Grass areas flow between well stocked plant beds, small trees and mature bushes, connecting to a sizeable vegetable patch, polytunnel and greenhouse. Beyond the hedgerow of the rear boundary lies farmers fields for miles around.

Location

Pulham St Mary is a charming village and has a popular community centre (The Pennoyer) with café, bar and classes for all ages. Other facilities in the village include a general store, post office and garage. The neighbouring village of Pulham Market has a further shop, post office, public house, doctors and a primary school. Further facilities are available in the nearest town of Harleston. The amenities include bakers, butchers, public houses, pharmacies, cafes, restaurants, hairdressers, stores and further independent retailers. Diss has a mainline train station linking to London Liverpool Street and Norwich.

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

Oil fired central heating. Mains water and electricity connected.
Private drainage.
Energy Rating: D

Local Authority:

South Norfolk Council
Tax Band: E
Postcode: IP21 4QQ

Tenure

Vacant possession of the freehold will be given upon completion.

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. This property is subject to a commercial occupancy condition with planning use B1/8 in place. As we understand it, this is now treated as class E as of September 2020, please see the internet listing for more details.

Guide Price: £375,000



TOTAL FLOOR AREA : 3531 sq.ft. (328.0 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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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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