



VINE COTTAGE
HALL ROAD, PULHAM ST MARY IP21 4RF



A charming double fronted character cottage with attached garage and attractive gardens bordered by a beck

The property is a charming attached period cottage that has been sympathetically upgraded and refurbished by the current vendors. It offers characterful and versatile accommodation across two floors.

The front facade is double fronted with the front door and entrance hall at the centre with stairs rising to the first floor. There are two reception rooms, both with windows to the front and open fireplaces. The kitchen is to the rear and has been refitted with an attractive range of shaker style units. Off the kitchen is a useful utility/laundry room. Accessed from the rear of the kitchen is a lobby with double cupboard, door to outside and a door to the bathroom. On the first floor there is a double bedroom with ensuite shower room. There is a further double bedroom which gives access to bedroom three and a study/nursery/dressing room. The configuration can be adapted to suit a variety of needs.

To the front of the cottage is an area of front garden laid to lawn with a driveway providing off-road parking in front of the attached

garage. The established gardens are a delightful feature of the property and laid to lawn, bordered by a meandering beck.

LOCATION

The Pulhams are two small popular villages with shops, a primary school, medical centre and a visitor centre. Located between Diss, Long Stratton and Harleston – the larger town of Diss offers excellent amenities including schools, health facilities, sports facilities, regular bus service and main line railway station to London (Liverpool Street).

SERVICES

LPG gas fired heating. Mains electricity, water and drainage are connected. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY

South Norfolk Council & Tax Band C

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please contact us on 01379 852217 to arrange.



3



2



2



9 miles



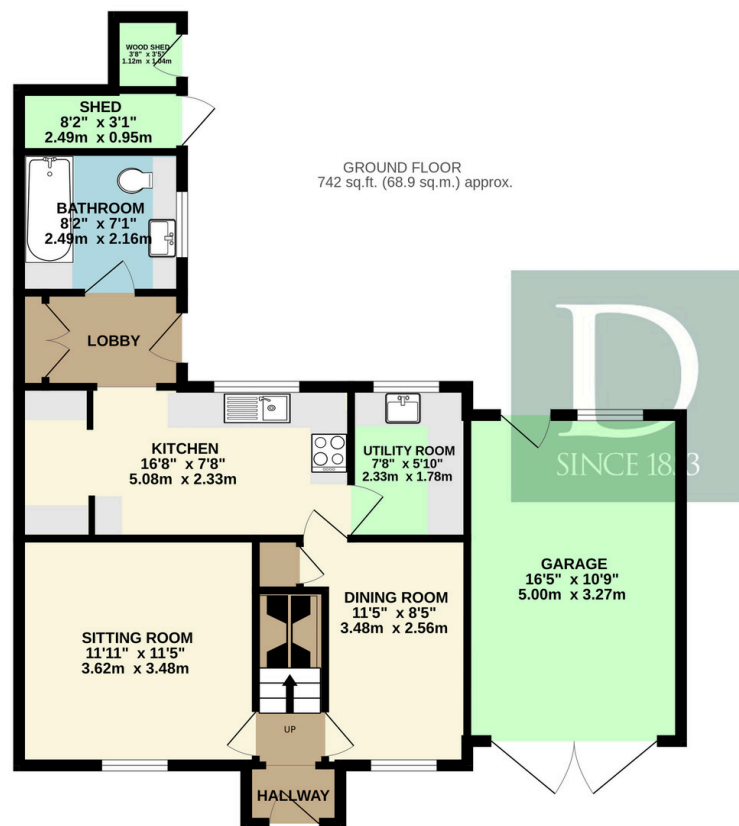
EPC



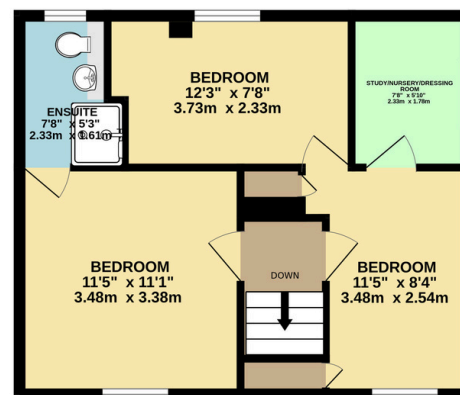




FLOOR PLAN



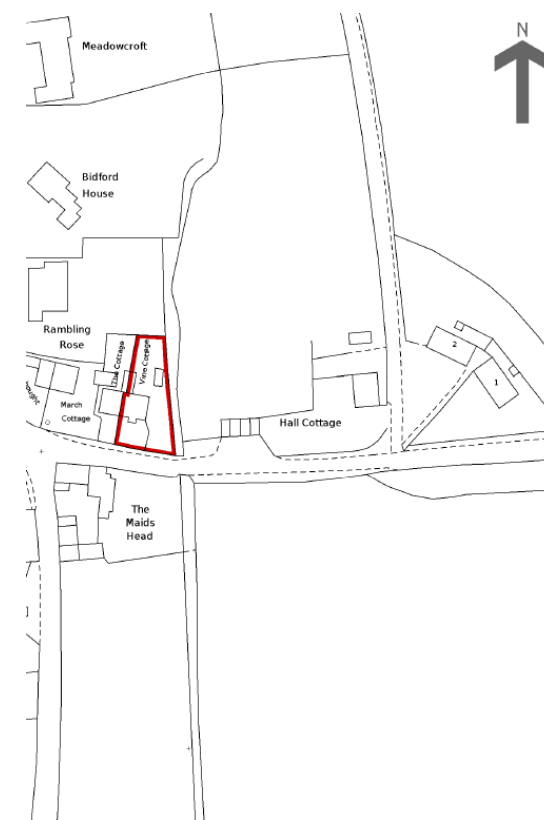
1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 1166 sq.ft. (108.4 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.
Made with Metropix ©2025

BOUNDARY PLAN



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

IMPORTANT NOTICE

Durrants and their clients give notice that:

- 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

CONTACT US

Durrants, 32-34 Thoroughfare,
Harleston, Norfolk, IP20 9AU

Tel : **01379852217**
Email : **harleston@durrants.com**