



Drayton House & Little Drayton
The Green
Pulham Market
Diss
IP21 4SU

twgaze

Unique opportunity to purchase two properties based on the picturesque green in Pulham Market. Garage and large garden with far reaching views to the rear.

Guide Price £925,000





- Accommodation offered over two independent properties
- Decorative landscaped garden to the front and rear.
- Large inglenook fireplaces
- Set in a picturesque village green location
- Spacious bright reception rooms and flexible accommodation.

Location

Pulham Market is a popular south Norfolk village set around a village green. The village supports a primary school, doctors surgery, general stores, a fine church and two public houses. It also enjoys a strong community spirit with a number of activities available for all ages. The nearby A140 provides a direct link to Norwich (15 miles), the retail, business and cultural centre of East Anglia. The Victorian market town of Harleston (4 miles to the east) provides a good range of shops and day to day amenities and some 9.5 miles to the south west lies the larger town of Diss which sits on the Norfolk/Suffolk borders. Diss is a bustling market town which has three national brand supermarkets, a range of interesting and independent shops, good sporting and social facilities including an 18 hole golf course, schooling to sixth form level, a number of local and national businesses and a mainline railway station on the London to Liverpool Street line (a journey to London taking around 90 minutes). The beautiful Heritage Coast is around a 30 to 40 minute drive.



The Property

We are offering the unique opportunity to purchase two properties which have been in the same ownership for over 30 years. There is the chance for different generations of a family to live next door but completely independently or to generate an income through renting one or the other of the properties. Sitting in a prominent position on the east of the green Drayton House and Little Drayton date back to C17 and are both finely timbered throughout.

Drayton House

This Grade II Listed property offers bright and spacious accommodation set over three floors. A decorative early C19 pedimented door welcomes you into a small entrance hall. Upon entry you will find a living room with a large inglenook fireplace housing a wood burner. There is an open plan element to the kitchen which makes for a perfect place for entertaining guests. The Kitchen is well appointed with a range of ground level and wall mounted units in cream. There is a range of integrated appliances and the welcome addition of a separate utility with door to the rear of the property. Accessed off the kitchen is the bright and inviting dining room which offers views of the rear garden. There is an additional reception room with an inglenook fireplace and bay window to the front. Upstairs the accommodation is set over two more floors with two double bedrooms one of which is serviced with a large en suite with a bath and with shower over head and low level WC and hand basin. The second bedroom on the first floor has a walk in wardrobe and further storage cupboard either side the chimney stack. The second floor offers two finely timbered vaulted bedrooms and also fed off the hallway there is a further shower room with modern suite and tiling.

Little Drayton

Little Drayton is smaller of the two property and offers a slightly different feel. This Grade II Listed Property is accessed from the driveway to the side of the property a glazed porch way leads to an inner hallway which could be utilised as a dining room or snug due it's proportions. The kitchen is spacious and bright and has a range of ground level and wall units and space for appliances. The large living room spans the depth of the house and has a panoramic view of the green from its bay window to the front. There is an attractive inglenook fireplace furnished with a wood burner. The accommodation is set over three floors and features exposed timbers throughout. The first floor accommodation comprises of two bedrooms and a dressing room with a family bathroom and a further set of stairs ascends to a further bedroom with a decorative vaulted ceiling.





Outside

The property is set back from the road with a front and side garden laid mainly to lawn with a gravelled drive to the side leading to a useful garage/workshop. A five bar gate leads to the rear part of Drayton House's garden which again is mainly laid to lawn with mature herbaceous borders and well thought out beds and mature shrubs. The rear garden offers far reaching views to the rear and multiple pockets of interest including steps down to a large patio which is accessible from the dining room and creates a sociable space for entertaining.

Services

The property is offered with mains electricity and water. Mains drainage. Drayton House is heated via an LPG boiler and Little Drayton is heated with electric heaters.

How to get there

W3W: ///bead.sponge.shuttered

Viewing Strictly by appointment with TW Gaze.

Freehold

Council Tax Band

Drayton House : TBC

Little Drayton : TBC

Agents Note

The sale of Drayton House and Little Drayton will be dealt with as two separate transactions.

Important Notice

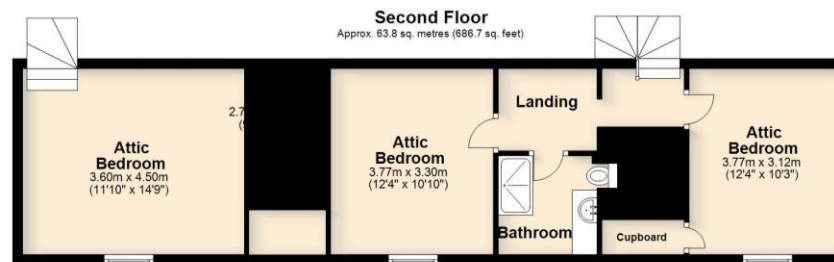
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While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.







Total area: approx. 358.0 sq. metres (3853.4 sq. feet)

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