

Ostlers Cottage
Harleston Road | Pulham Market | IP21 4SZ
Guide Price £180,000 - £200,000

twgaze

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Grade II Listed cottage overlooking the village green in the sought-after South Norfolk village of Pulham Market. Accommodation across 3 floors. 2 double bedrooms. Off-road parking for two vehicles. Project, offering a chance to refurbish. No onward chain.

- Guide Price £180,000 - £200,000
- Charming Grade II Listed cottage in need of renovation
- Attractive position near Pulham Market village green
- Spacious sitting room with exposed timber features
- 2 decent size double bedrooms
- Off-road parking for two vehicles
- Walking distance to village amenities
- Convenient access to Diss, Harleston and Norwich
- No Onward Chain

Location

Pulham Market is a popular South Norfolk village set around a village green. The village supports a primary school, doctor's 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 border. Diss is a bustling market town with 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.



















Property

This charming Grade II Listed cottage is arranged over three floors and occupies an attractive position overlooking a popular village green, whilst remaining within easy reach of the village's many amenities and facilities. Dating from the 18th century, the property displays a wealth of character and period charm, with painted brick elevations beneath a traditional pantile roof. The cottage retains a number of historic features, including timber detailing and attractive cottage-style proportions. The accommodation is entered via a glazed entrance porch which opens directly into a spacious sitting room. A particularly inviting reception space, the room benefits from exposed timber features and provides ample space for both seating and dining furniture. To the side of the living room is a later single-storey addition, offering useful additional accommodation and flexibility of use. To the rear, the kitchen is fitted with a range of units and leads through to the bathroom.A staircase rises from the living room to the first floor, where there is a generously proportioned double bedroom enjoying views towards the village green. A further staircase continues to the second floor, where a spacious attic bedroom provides additional well-proportioned accommodation. Whilst the property would benefit from a programme of updating and modernisation, it offers purchasers an excellent opportunity to create a delightful home tailored to their own tastes and requirements. Overall, this characterful cottage represents an exciting renovation project with significant potential.

Outside

The property is approached directly from the road via a shingle driveway providing off-road parking for two vehicles comfortably. The parking area offers potential for reconfiguration, subject to any necessary consents, to create additional parking if required.A gate to the side of the property provides access to the rear garden, which opens into a generous lawned area. The garden is home to a collection of outbuildings which offer useful storage and workshop space and could be retained and utilised by future owners. Alternatively, subject to individual requirements, they could be removed to create a larger area of usable garden space. Positioned on the edge of the village green, the cottage enjoys an attractive setting within the heart of the village, with local amenities and countryside walks readily accessible from the doorstep.

Services: Mains Water, Electric are connected to the property. Mains Drainage.

How to get there: What3words: ///gratitude.blissful.windy

Viewing: Strictly by appointment with TW Gaze

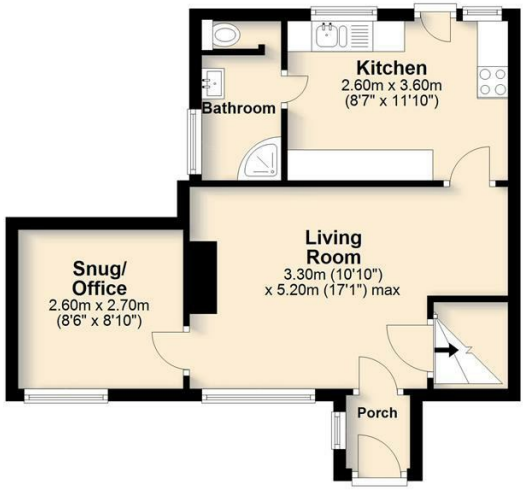
Tenure: Freehold

Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.
In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed

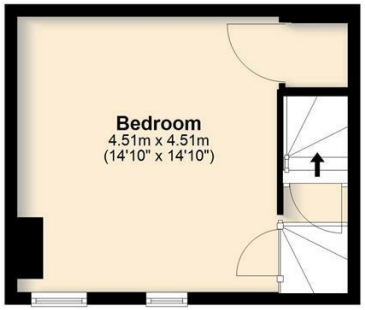
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Ground Floor
Approx. 38.0 sq. metres (408.6 sq. feet)
(excluding Porch)



First Floor
Approx. 22.2 sq. metres (239.4 sq. feet)



Second Floor
Approx. 20.8 sq. metres (223.6 sq. feet)

Total area: approx. 81.0 sq. metres (871.6 sq. feet)

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