



Willow Cottage
The Green
Pulham Market
Diss, Norfolk
IP21 4SU

Guide Price £550,000 - £575,000

No Onward Chain





- A charming and picturesque cottage in a popular well-served village
- Kitchen/breakfast room, dining area, sitting room, 2 bathrooms, conservatory, double garage, small barn and well established cottage gardens
- Breathtaking and far reaching views over the Norfolk countryside to the rear
- Within an easy walk to all amenities.

Location

Pulham Market, a popular South Norfolk village set around a village green within the conservation area. The village supports a primary school, doctors surgery, general stores, a fine church and two public houses. The nearby A140 provides a direct link to Norwich (15 miles). The Victorian market town of Harleston (4 miles) 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

Willow Cottage is a charming Grade II Listed home which occupies a prized location overlooking the village green. The property has been well maintained over the years and boasts a superb conservatory which enjoys far reaching views over the garden and the countryside beyond. It is fair to say that the cottage would now benefit from some updating to the kitchen and family bathroom. The kitchen offers up lots of scope for improvement and currently houses an electric Aga and kitchen island which provides useful storage space as well as a great place to sit and chat to the cook. A low brick wall with open studwork divides the kitchen from the dining area and adds another dimension to the kitchen.

Willow Cottage has oodles of character and a practical layout. The ground floor is partly open plan which creates a feeling of space and there is the benefit of a ground floor study/bedroom and ground floor shower room which is useful when accommodating occasional guests. Upstairs are three bedrooms and a family bathroom. As one would expect of a timber frame period home some doorways and ceiling heights on the first floor are low in places, with the smallest bedroom being approx. 5'9 in height. All bedrooms have hand basins and there is scope to create an ensuite shower room to the larger bedrooms which will greatly enhance the value and desirability of the property.

Outside

Both the front and rear gardens are a delight to behold in the warmer months. There are a wide variety of spring bulbs which create a joyous display in early spring and then in the summer months perennials and shrubs present the quintessential cottage garden. A driveway to the right side of the cottage gives access to the double garage (5.5m x 5.6m) and there is a vehicular right of way over the neighbour's drive to the left of the cottage which gives access to a small barn (2.9m x 5.55m). This building would make a superb home office. Overall the grounds amount to approximately 0.25 ac.

Services

Mains water, drainage and electricity are connected to the property. Oil fired central heating providing heat to radiators and hot water.

Directions

From Diss proceed north on the A140 towards Norwich and take the right hand turn on the roundabout signed Pulham Market. Continue into the village, passing the village shop and The Crown and then turn immediately left onto the village green where Willow Cottage will be found on the right-hand side.

Viewing

Strictly by appointment with TW Gaze.

Freehold. Council Tax Band: F

Ref: /RY18847

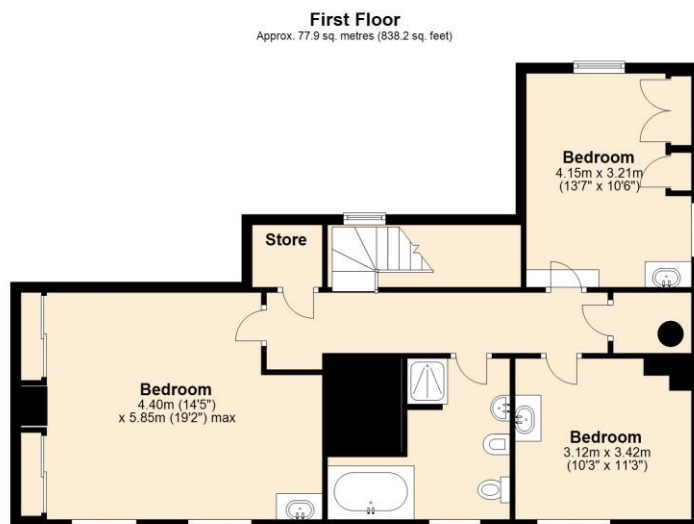
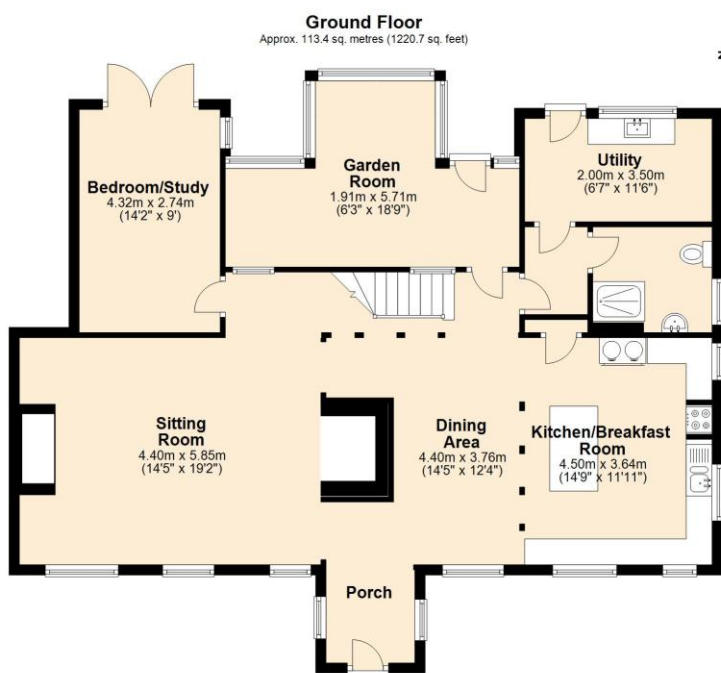


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Total area: approx. 191.3 sq. metres (2059.0 sq. feet)

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