



Whittley Parish

Kemps Road, Pulham St Mary

Guide Price £685,000

3 4 4



Situated just 7 miles north of Diss, the property can be found on the outskirts of the village of Pulham St Mary. It enjoys a rural yet isolated location, making it an ideal choice for those seeking tranquillity. Pulham St Mary is part of "the Pulhams," along with Pulham Market, both of which have a rich history dating back to 1258. These villages have long been sought-after due to their picturesque landscapes and range of period and modern properties. With a strong and active local community, Pulham St Mary offers a wide range of amenities and facilities. The market town of Diss, located 7 miles to the south, is easily accessible and provides additional conveniences such as a mainline railway station.

This barn conversion is a prime example of a carefully transformed old threshing barn. It was converted in 2005 with great attention to detail and retains much of its original timber frame. The property combines the charm of its historical features with the luxury of modern and high quality fixtures and fittings. Spanning some 3000 sqft, the well-arranged accommodation offers versatile living space. The spacious workshop could potentially be converted into additional living quarters (subject to necessary permissions). The main living area is particularly impressive, with vaulted ceilings and divided into three sections for a fantastic open-plan layout. Each of the three bedrooms has its own en-suite, with the principal bedroom enjoying elevated views of the surrounding countryside.

Set back from a small lane offering a country setting with views of farmland. Access to the barn is through a 5 bar gate that leads to a spacious shingle driveway with plenty of parking space. Next to the driveway is a detached 2 bay cart lodge with a storage area. Adjacent to the cart lodge is a fenced garden area currently being used as a vegetable patch. The courtyard gardens at the back of the property are enclosed and private, with well-established plants and flowers that provide a vibrant display of colour and charm in the summer.

SERVICES - Drainage - Private treatment plant

Heating - Oil fired central heating





- Approx 3400 sq ft
- Rural views
- Cart lodge & large workshop & individual dual living potential
- 3 Ens-uities
- Fine example of beautiful barn conversion with well appointed accommodation
- Utility, Office, Boot room and Gym
- Council tax band F
- Freehold

