



Vine Cottage Hall Road, Pulham St. Mary

Diss



Minors & Brady

Vine Cottage Hall Road

Pulham St. Mary, Diss

Set on a peaceful no-through road, this home combines practical family living with the quiet charm of the countryside. Inside, spacious reception rooms are filled with natural light, with cosy fireplaces and a wood-burning stove creating inviting spaces to relax or entertain. The kitchen, recently refitted, offers a mix of contemporary style and functionality, flowing through to a utility area and garden access. Upstairs, the master bedroom with en-suite, generous double bedrooms, and flexible study or dressing spaces provide comfort and versatility for modern family life. Outside, mature gardens, a seating area, and views over meadows where horses graze create a calm, private environment, perfect for enjoying the outdoors or simply stepping back from the pace of daily life. Practical features, including off-street parking for several cars and an oversized garage, add ease to everyday living.



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Pulham St. Mary, Diss

- Beautiful Victorian cottage that has been sympathetically refurbished in the Norfolk village of Pulham St. Mary
- Welcoming entrance hall with elegant herringbone flooring, connecting seamlessly to the main reception rooms
- Bright and spacious sitting room with a large front-facing window, full-height red brick fireplace, and wood-burning stove, creating a warm and inviting space for relaxing or entertaining
- Recently refitted kitchen combining modern functionality with timeless charm, featuring matching wall and base units, timber-effect work surfaces, integrated oven and hob, and a views of the garden
- Open-plan preparation area leading into a utility room with matching units and a traditional butler sink, providing a practical space for laundry and additional storage
- Modern family bathroom thoughtfully designed with a bespoke vanity unit, contemporary bath, WC, and feature basin, combining style and functionality for everyday use
- Master bedroom offering comfort and privacy, complete with a newly fitted en-suite shower room
- Versatile bedroom layout including a generous double with front views, a single bedroom overlooking the garden, and a dressing/study space currently used as a nursery, ideal for flexible family needs
- Expansive gardens with mature trees, colourful planted borders, lawns, garden and wood sheds, and a secluded seating area at the rear, all overlooking meadows where horses graze
- Practical exterior features including off-street parking for multiple vehicles, an oversized garage with barn-style doors, and a quiet location on a no-through road



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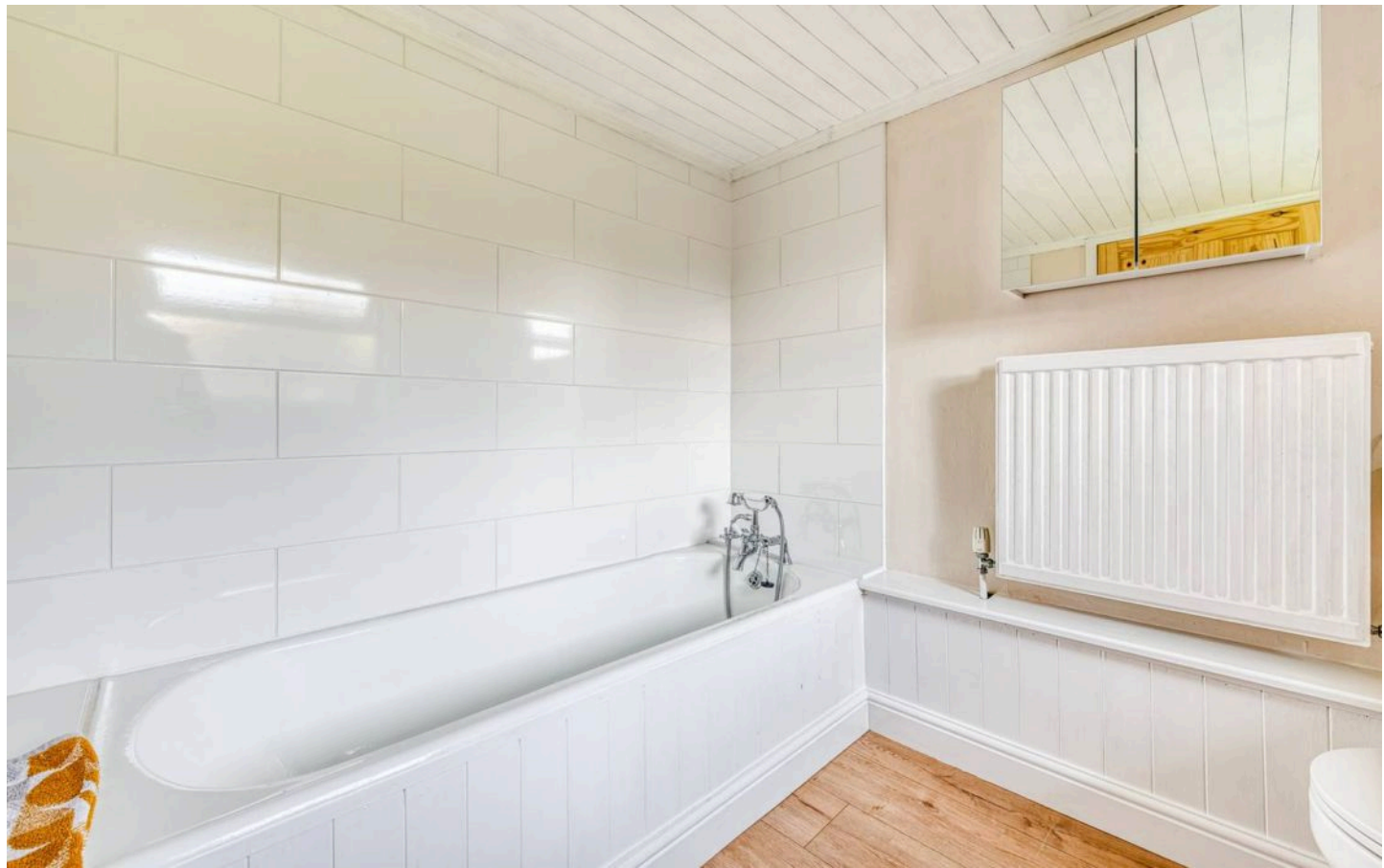
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Location

Hall Road in the Norfolk village of Pulham St Mary offers a peaceful, rural lifestyle set against the rolling countryside of South Norfolk. The village is characterised by its traditional flint and brick cottages, well-tended gardens, and scenic open fields, creating a tranquil, small-community atmosphere. Residents enjoy a slower pace of life, with village life revolving around community hubs like the historic Pennoyer Centre, which hosts local events, classes, and social gatherings. Daily essentials are easily accessible at nearby small shops in Pulham Market, including a general convenience store and a local bakery, while The Falcon pub serves as a popular spot for meeting friends and enjoying traditional Norfolk fare.

Families are well catered for with Pulham Church of England Primary Academy within walking distance, and secondary education is available in nearby Harleston. Healthcare is served by the local Church Hill Surgery, and larger medical facilities can be found in Harleston and Diss. Transport links are modest but sufficient: local bus services connect to surrounding villages and towns, while the A140 provides a convenient route to Norwich, Ipswich, and beyond. Surrounded by picturesque walking and cycling routes, Hall Road is ideal for those seeking a quiet village life with strong community ties while remaining within reach of essential amenities.



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Entering the property through the newly fitted front door, we step into a spacious entrance lobby and hallway, a welcoming space designed for everyday practicality and comfort.

Herringbone flooring stretches underfoot, adding a subtle elegance, while the layout provides the perfect spot to kick off boots after a country walk or a morning spent in the garden. Stairs rise gracefully to the first floor, and doors open to two inviting reception rooms.

To the left, the sitting room is bathed in natural light from a large front-facing window, creating an airy and relaxed atmosphere. A full wall of red brick forms the fireplace, where a wood-burning stove serves as a warm and cosy focal point, ideal for quiet evenings at home. Opposite, the dining room mirrors this sense of calm, with its own fireplace anchoring the space and a window that frames views of the front garden. A connecting door leads seamlessly into the kitchen, creating an ideal flow for entertaining or family living.



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The kitchen itself is a beautiful blend of contemporary design and timeless charm. Newly refitted, it features a matching range of wall and base units set against timber-effect flooring and work surfaces. A window above the ceramic sink captures views over the garden and the meadow beyond, bringing a sense of the outdoors in. Equipped with a fitted oven and hob, the space flows effortlessly into a preparation area, which in turn leads to the laundry/utility room. Here, matching units and a charming butler sink combine practicality with style. From the rear entrance lobby, additional storage is available, and a door opens directly to the garden. The nearby bathroom has been thoughtfully refitted, featuring a modern bath, WC, and a feature basin set within a bespoke vanity unit.

Ascending to the first floor, the landing leads to the property's bedrooms. To the left, the master suite mirrors the sitting room below, offering comfort and privacy, along with a newly fitted en-suite shower room, complete with a large shower cubicle, modern WC, and wash basin. Across the hall, the second double bedroom enjoys front-facing views and versatile access to the third bedroom and a dressing/study space. Bedroom three is a generous single with garden views, while the dressing room/study, currently used as a nursery, takes in the meadow vista to the side, making the upper floor adaptable for growing families.



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Externally, the property's lifestyle appeal continues. Situated on Hall Road, a quiet no-through street, the driveway accommodates parking for over four vehicles and leads to an oversized single garage with barn-style doors. From here, the first glimpses of the beck and surrounding meadows draw the eye, setting the tone for the tranquillity of the gardens. A low brick wall frames the front garden, where a path leads to the entrance, and Wisteria drapes gracefully across the cottage façade. Lawns and planted cottage borders create an inviting frontage.

At the rear, the garden truly comes into its own. Meandering paths lead through colour-filled beds to a garden and wood shed, opening onto a charming seating area at the foot of the lawn. From any point, the view stretches over the beck to the meadows beyond, where horses graze, and established trees provide shaded retreats for relaxation or reflection. The space offers both privacy and a profound sense of connection to nature, making it a haven for outdoor enjoyment.

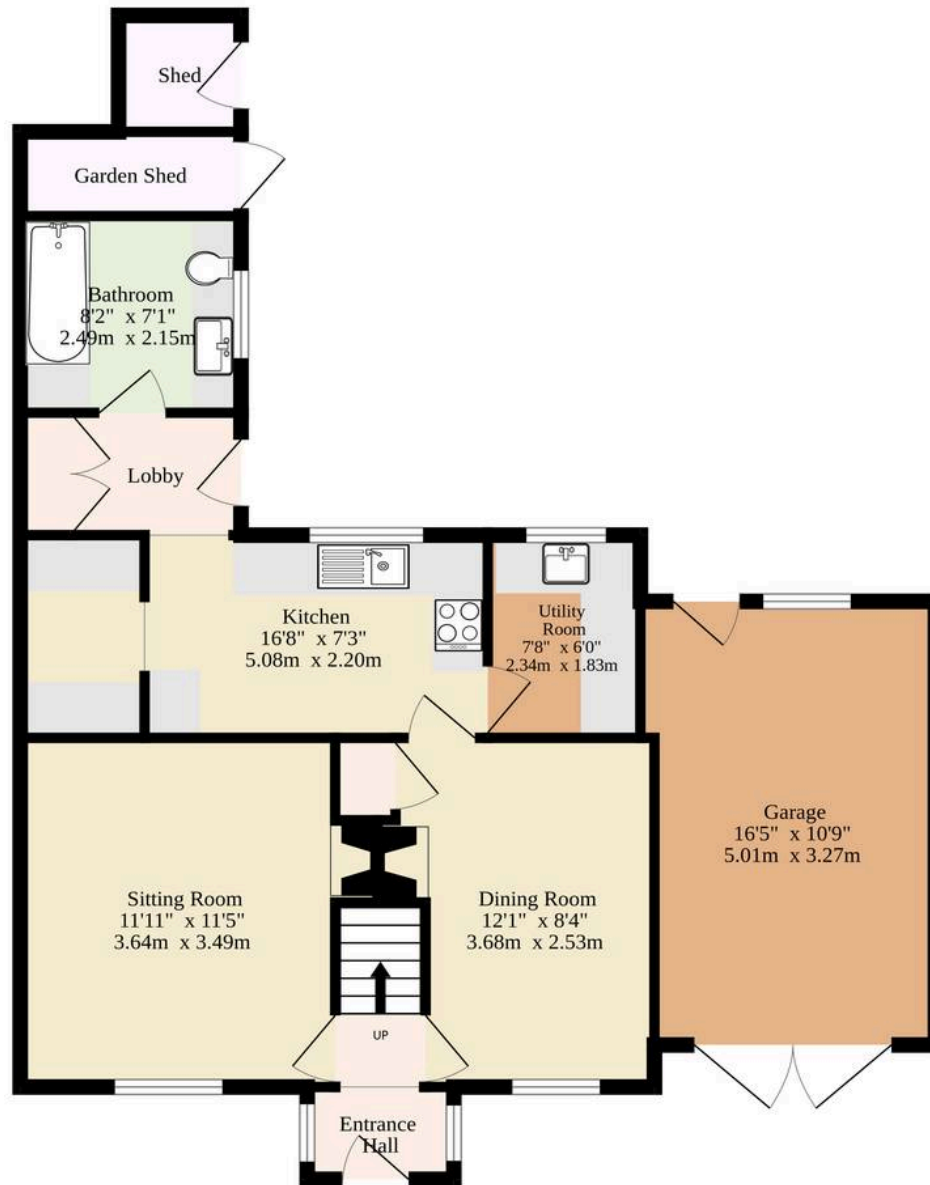
Agents note

Freehold

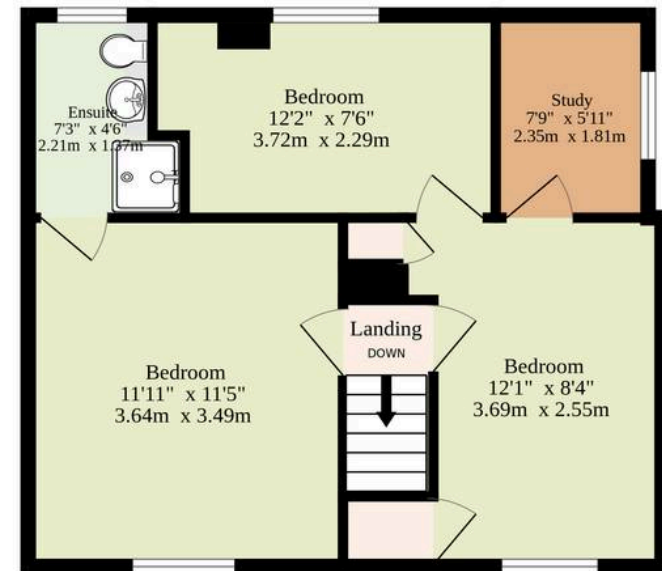


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Ground Floor
766 sq.ft. (71.2 sq.m.) approx.



1st Floor
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 1211 sq.ft. (112.5 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.
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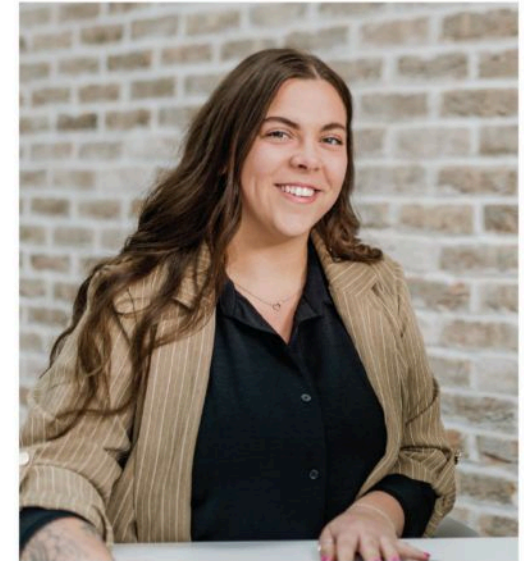
Dreaming of this home? Let's make it a reality



Meet *Nicola*
Branch Manager



Meet *Theo*
Property Consultant



Meet *Anya*
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