



HILLCREST COURT

5 Hillcrest Court Ipswich Road, Pulham Market

Diss



Minors & Brady

5 Hillcrest Court Ipswich Road

Pulham Market, Diss

A characterful and inviting home, this ground-floor apartment offers a rare opportunity to enjoy village living within one of Pulham Market's most distinctive historic buildings. Set within the beautifully converted Grade II listed former workhouse, the property combines the charm of its Victorian architecture with a series of thoughtful modern upgrades. Light flows through the triple-aspect living space, creating a warm and uplifting atmosphere, while the wider layout feels calm, practical and well balanced. With generous bedrooms, communal gardens, and a peaceful setting just moments from the village centre, it presents an appealing lifestyle for those seeking comfort, convenience and a touch of heritage.

- Ground-floor apartment within a handsome Grade II listed Victorian building
- Field views at the rear
- Bright triple-aspect lounge/diner offering a naturally light and welcoming living space
- Well-arranged kitchen with fitted cabinetry and appliance space
- Two adaptable double bedrooms including an ideal study or guest room
- Stylishly renovated shower room with contemporary finishes
- Attractive communal gardens offering peaceful outdoor space
- Refurbished windows enhancing comfort and preserving character
- Easy access to the A140



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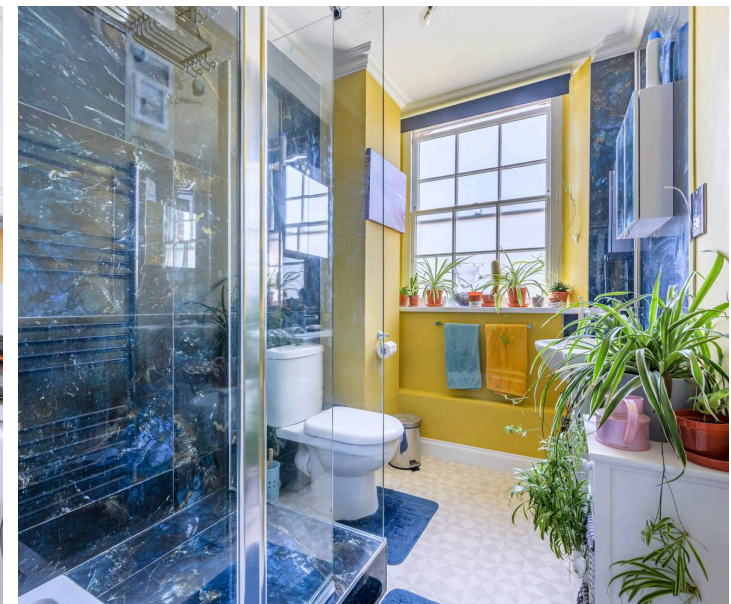
Pulham Market, Diss

Pulham Market

Ipswich Road in Pulham Market sits on the quieter edge of the village, giving you a calm, countryside setting while still keeping everyday essentials close. The road is lined with a mix of character homes and newer properties, with open fields and big Norfolk skies just a few steps away. From here, it's an easy stroll to the village green, where you'll find a convenience store, post office services, two long-established pubs, and a steady rhythm of local activity that keeps the village feeling lived-in rather than touristy. Larger shops, supermarkets, and practical services are a short drive away in Harleston or Diss, so you're not relying solely on village amenities.

Families tend to appreciate the proximity to Pulham Primary School, which has a strong local reputation, and the straightforward links to secondary schools in Diss and Long Stratton. Daily routines are simple: the A140 is moments away, giving quick access to Norwich, Ipswich, and Diss, and Diss Station offers fast rail services for commuters. Bus routes run through the village, but most people find the road network convenient enough that driving is the default.

The lifestyle here is relaxed and outdoors-friendly. Quiet lanes and footpaths make it easy to get out for walks, cycling, or dog-friendly exploring, and the village community is active without being overbearing. Ipswich Road offers that balance many people look for: rural surroundings, a friendly village centre within reach, and reliable transport links that keep you connected without compromising the sense of space.



M&B

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Pulham Market, Diss

A beautifully balanced blend of character and comfort, this ground-floor apartment sits within the heart of Pulham Market's historic former workhouse, a handsome Grade II listed building that was thoughtfully converted into individual homes. The setting has a quiet, established feel, with mature grounds, generous parking and a strong sense of community woven into the fabric of the development.

Inside, the apartment immediately feels welcoming. A broad hallway creates an inviting first impression and leads through to a wonderfully bright triple-aspect lounge and dining space. Sunlight moves through the room throughout the day, giving it an uplifting atmosphere and making it an easy space to furnish and enjoy. It is the kind of room that naturally becomes the centre of daily life, whether relaxing, working from home or entertaining friends.

The kitchen is arranged for practicality, with fitted cabinetry and space for appliances, while the two double bedrooms offer flexibility for a range of lifestyles. The second bedroom works equally well as a study or creative workspace, making the apartment particularly appealing to those seeking a home that adapts to modern living. The shower room has been stylishly renewed, with contemporary finishes that complement the building's heritage rather than compete with it.

Recent improvements include refurbished windows and the installation of modern programmable electric radiators, enhancing both comfort and efficiency. These updates sit comfortably alongside the building's original character, creating a home that feels both timeless and up to date.

M&B



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Outside, residents enjoy access to well-maintained communal gardens, providing a peaceful green outlook and space to unwind.

This is a home that will appeal to a wide range of buyers, from first-time purchasers to those seeking a low-maintenance village base. It also presents a strong opportunity for investors, with healthy rental demand in the area and potential returns in line with current market conditions.

With its blend of heritage, light-filled living spaces and modern enhancements, it offers an inviting way to enjoy life in one of South Norfolk's most attractive villages.

Agents Notes

Leasehold, with 150 years left on the lease.

Ground rent: £50 a year.

Maintenance fee: £166 a month.

Connected to mains water and electricity.

Ceramic heaters in each room.

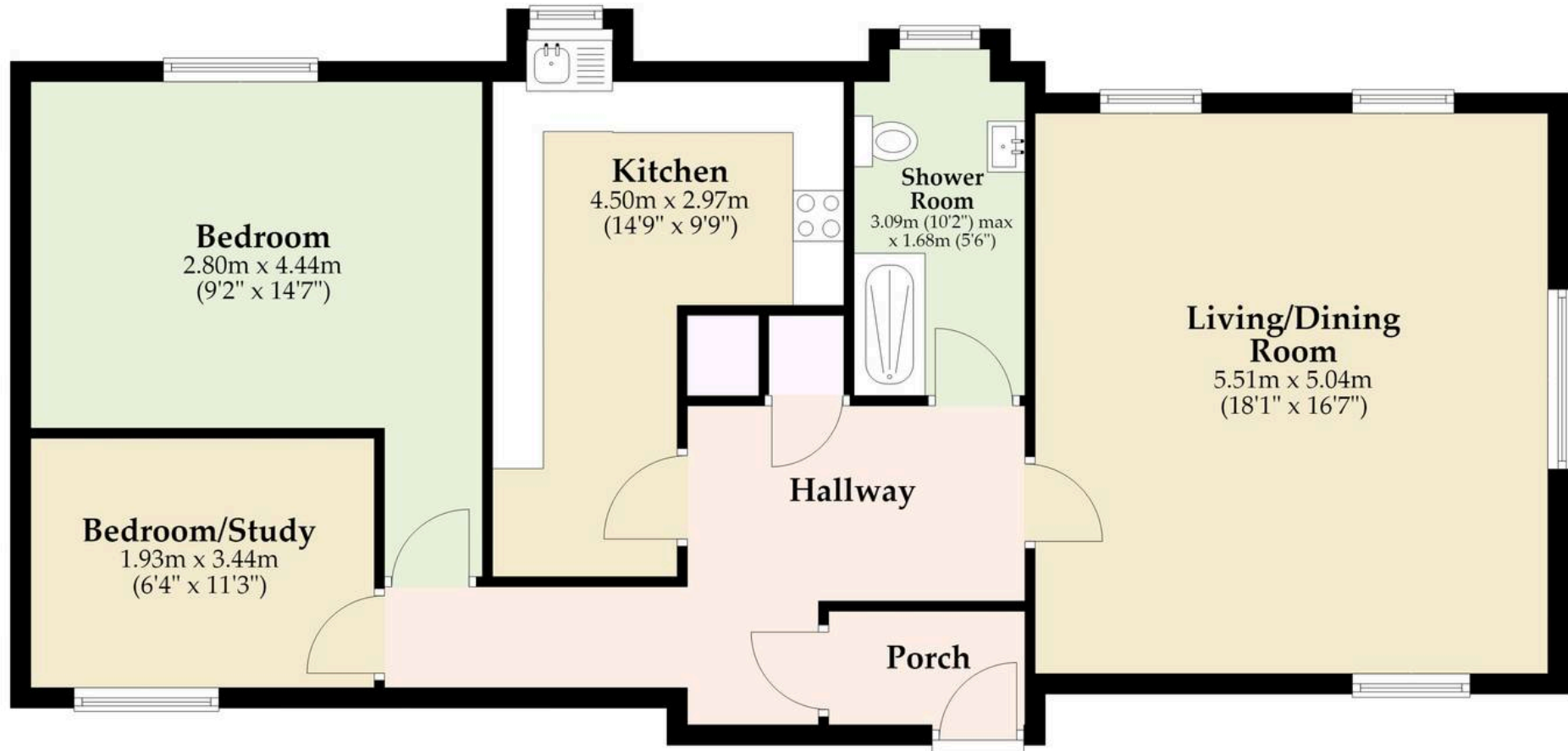
Shared, unallocated parking (Minors & Brady are unable to verify this information).



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor

Approx. 88.7 sq. metres (954.5 sq. feet)



Total area: approx. 88.7 sq. metres (954.5 sq. feet)

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.

Plan produced using PlanUp.

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Minors & Brady
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