



**Mill Hall**  
*Mill Lane, Pulham Market, Diss IP21 4XL*

# Mill Hall Mill Lane Pulham Market Diss IP21 4XL

A fine Grade II Listed timber framed Hall dating from circa 1620, with equestrian facilities, an annex, separate office block, barn, set in grounds of about 5.5 acres, 8 miles from Diss

## Approximate Distances

Pulham Market	1/2 mile
Long Stratton	3 miles
Diss	8 miles
A11/Attleborough	13 miles
Norwich	15 miles

## Accommodation Summary

Entrance Hall, Kitchen/Breakfast Room, Cloakroom, Dining Room, Double Drawing Room, Conservatory, Study. **First Floor** 3 bedrooms, 2 bath/shower rooms. **Second floor** 3 bedrooms, attic room. **Annex:** 10m Sitting Room, Kitchen/Utility room, Shower room, two first floor interlinking bedrooms.

Outbuildings comprising: **Office Block** with two Offices, third office/gym, kitchenette, WC. **Traditional Barn** 16m x 5.6m with 8m x 3.4m addition. **3-Stable Block** with tack room and hay store; **Summer House** and **Greenhouse**.

Offers in the region of  
£1,650,000





## DIRECTIONS

Heading south from Norwich on the A140 Ipswich Road, proceed through Long Stratton, and then take the second left into Stony Lane. After half a mile turn right into Dunning Lane and after a further half mile, Mill Hall will be found on the right hand side.

## SITUATION

Mill Hall is approximately half a mile from Pulham Market, an attractive village 8 miles from Diss with two public houses, shop/post office, hairdresser and doctors surgery. There is a primary school in the village with secondary schools in Harleston and Long Stratton with further schools in Norwich. The Cathedral City of Norwich with its theatres, restaurants, and cultural interests lies approximately 15 miles away and has a mainline rail service to London Liverpool Street from either Norwich or Diss. Journey times from Diss take 90 minutes. Further local shops and services can be found in the village of Long Stratton which is approximately 3 miles away.

## DESCRIPTION

Mill Hall is an attractive Grade II Listed hall dating from circa 1620 with later additions. The property is mainly timber frame construction, rendered and colour washed under a tiled roof.

The house has well-proportioned rooms many of which have exposed timbers and fireplaces typical of the period. Around 1995 major improvements and renovations took place including the remodelling of former outbuildings to create an annexe linked to the main house by a large conservatory/garden room. The annexe would be ideal for a dependent relative or for letting out and earning an income, having one large reception room with a private kitchen, shower room and 2 further rooms above. There is a separate block with three offices/gym, a kitchenette and WC.

The Hall has a good range of outbuildings including stabling and a large barn (16m x 5.6m) with an extension (8m x 3.4m) and a covered area with a hot tub. The property offers complete privacy and tranquility.







## GARDENS & GROUNDS

The house is approached on the north side via electrically operated gates with a gravelled driveway leading round to a parking area to the west side of the house and rear where there is an electric charging point. A rose-adorned pergola and path leads to the stable block comprising three stables, a tack room and hay store with access to two paddocks, protected by a plantation of Poplars and hedging.

The main traditional barn, circa 16m x 5.6m has 2 large roll-up doors and an extension 8m x 3.4m. A pedestrian gate between the outbuildings and the house serves the rear garden situated on the southeast side laid mainly to lawn with shrubberies, borders, plants and mature hedging.. There is a raised covered area housing a hot tub.

The main garden is on the north and west sides of the hall, mainly laid to lawn with a summerhouse and a greenhouse. A number of fruit and ornamental trees have been planted and a more formal landscaped area has been designed with Box hedged Rose beds around an ornamental feature with a fountain. The gardens and grounds in all extend to 5.46 acres.

## SERVICES

Mains water and electricity, private drainage, oil heating with 2 boilers, one serving the main house and one for the annexe.

## LOCAL AUTHORITY

South Norfolk District Council T: 01508 533933  
Council Tax Band Mill Hall E £1,946.56  
Annex A £1,061.76

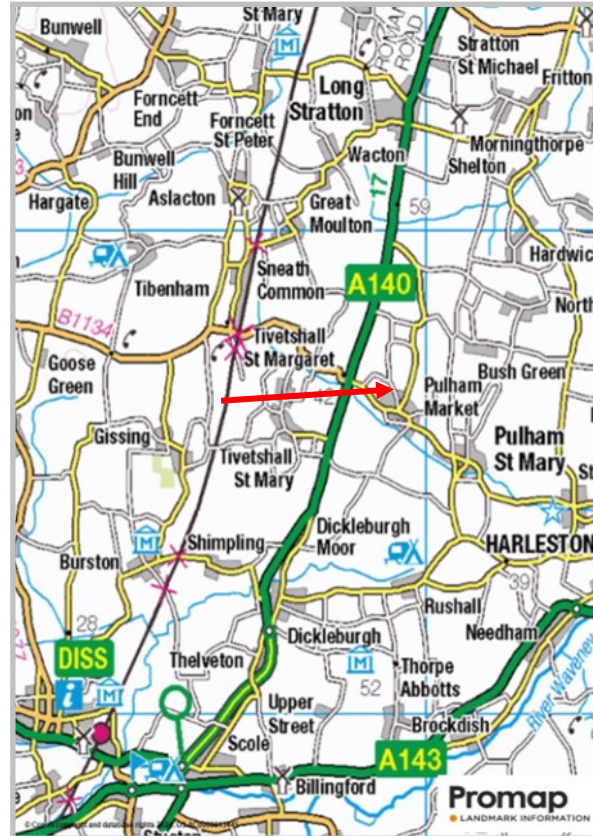
## ENERGY PERFORMANCE CERTIFICATE

Exempt due to Listing.

## VIEWING

Strictly by appointment with the vendor's agent

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