



THE STORY OF

# White House

*Wortham, Suffolk*

SOWERBYS



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Rectory Road, Wortham, Diss, Suffolk  
IP22 1SS



A Period Cottage, Sympathetically  
Restored and Extended

Set within a Charming Hamlet on  
the Edge of Wortham Ling

Enjoying a Wealth of Character Features

A Stone's Throw from the  
Historic Market Town of Diss

Spacious Contemporary Accommodation,  
Extending to approx. 1,871 Sq. Ft.

Two Reception Rooms and a Sophisticated  
Open Plan Kitchen/Breakfast Room

Four Double Bedrooms, En-Suite and Family Bathroom

Separate Utility Room and a Downstairs Cloakroom

Off-Road Parking and an Enclosed  
Landscaped Rear Garden

No Onward Chain



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“We love that guests can sit around the island whilst we cook and chat. It’s a very sociable space.”

White House has changed remarkably throughout the years. Originally dating back to the 17th century as a former farmhouse, White House was later converted into a large cottage in the 19th century, giving the property its wonderful Victorian facade.

The current owners have sympathetically restored much of the character throughout the original part of the property and created a fabulous vaulted open plan living space to the rear using a smart and architecturally designed extension, tying the old with the new and offering a contemporary spacious feel.

Set on the border of Norfolk and Suffolk, within the popular but tranquil area of

Wortham Ling, a 53-hectare SSSI (Site of Scientific Interest). With walks from the front door, popular with or without a four-legged friend, this is a quiet, rural setting which is surprisingly only a stone’s throw away from the mediaeval market town of Diss - which has three supermarkets, pubs, restaurants, and a Friday market.

Upon entering the ground floor through the entrance lobby, you encounter the oldest part of the property. As you progress into the dining room you’re greeted by a wealth of character with lime washed exposed beams guiding your eyes into an unexpectedly large and sophisticated open plan area.





The open plan area houses the kitchen and living space, fitted with a glass wall with bi-folding doors which leads into the garden, giving a modern outdoor-indoor space to enjoy.

Furthermore, an original inglenook catches your eye, housing a wood burning stove, perfect for hosting dinner for Christmas with space for the whole family.

The incredible open plan kitchen/ breakfast area has been architecturally designed with an impressive, vaulted ceiling and exposed trusses which is the perfect space to entertain friends and family. The kitchen is a real chef's dream with a French Godin range oven, featuring five gas burners - including a hot plate - with adjustable wok burner and two electric ovens. This is ideal for two people to cook on at the same time and the addition of an enormous marble top island sits up to six people for hosting your guests.

In addition too, there is also an integrated Neff Hide and Slide which is fitted with a solid stone floor with underfloor heating. In the connected beamed dining room, part of the original house, an inglenook catches your eye.

The utility is accessed from the kitchen, benefiting from title floor and fitted with an external door - ideal for coming in from those family country walks. Also housed here is a handy worktop space with the recess for a washing machine, tumble dryer and dishwasher. There's also a built-in storage cupboard housing the boiler and fitted downstairs cloakroom with the added benefit of LED down lights.



Off from the dining room the owners have created a downstairs fourth bedroom, enjoying a pleasant outlook to the front aspect and a vaulted ceiling with eave storage above.

Entering into the cosy sitting room with lime washed exposed beams and another impressive inglenook fireplace, housing a wood burning stove. Due to its size the owners have created two different areas: a snug space to enjoy around the fire, perfect on those winter evening watching films with the family and another area which could be used for many different functions, including a library, study or evening a children's playroom.



“It’s hard to have one favourite area of the house when we love it all.”

Before heading upstairs there is a good-sized modern family bathroom fitted with a four-piece suite and the added benefit of wall panelling, giving the space some charm.

Leading upstairs you are greeted with a first floor landing fitted with a window to the rear aspect overlooking the garden which has beautiful lime washed exposed wooden beams and doors providing access to all three double bedrooms.

All three bedrooms looking out to the southeast aspect, helping you enjoy amazing sunrises from your bed. The main bedroom has the added benefit of an original fireplace and a fitted en-suite shower room.

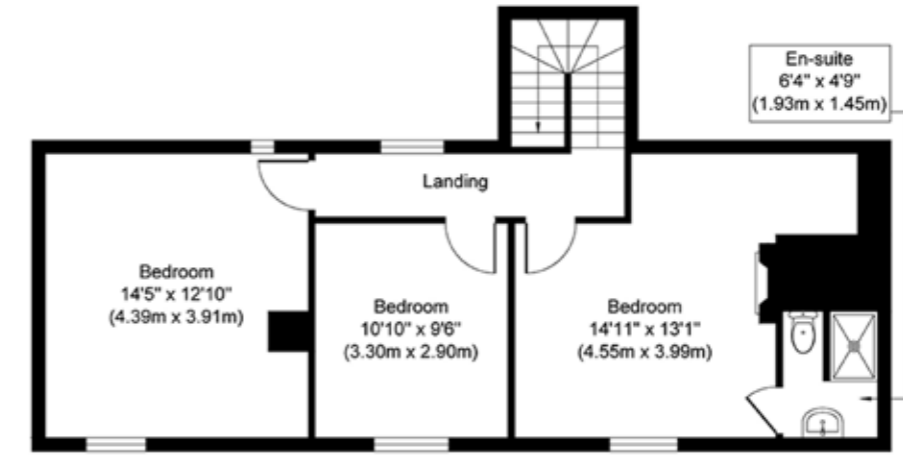


At the front of the property you find White House set back from the road, greeted by decorative low-level hedges either side of a central walkway paving the way to the front door. There is a shared driveway to the side leading down around to the rear, allowing for off-road parking for two vehicles.

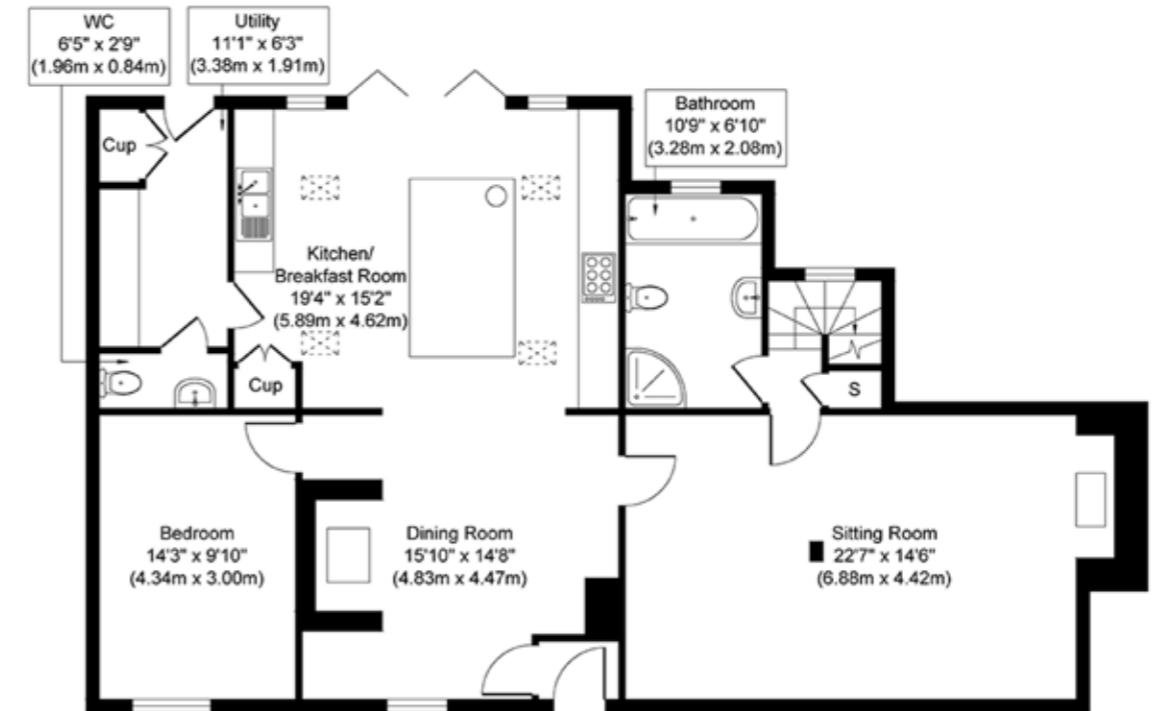
To the rear is a beautiful sweeping garden featuring a large shingled, patio seating area - also hosting a grand wooden pergola with a hot tub.

Stepping up from this spacious entertaining space, the owners have created low maintenance areas to enjoy. Finished with decorative wood chippings, there's further space for socialising. A shingled path rises through to the rear and the surrounding perimeters feature woven wooden fencing with a plethora of colourful trees, flowers, shrubs and bushes scattered throughout. Furthermore, there is gated access located to the very back which opens out to the off-road parking.





**First Floor**  
Approximate Floor Area  
632 sq. ft  
(58.71 sq. m)



**Ground Floor**  
Approximate Floor Area  
1239 sq. ft  
(115.10 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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ALL THE REASONS



# Worthing

IS THE PLACE TO CALL HOME



A pretty village set on the border of Norfolk and Suffolk, within an area of scientific interest.

Worthing is situated on the edge of the 53-hectare heath and SSSI of Worthing Ling, from which it gets its name.

Whilst Worthing has a remote feel, it's just a few minutes away from a major supermarket and enjoys superb travel links such as Diss Main Line Station, which operates services to Norwich and London Liverpool Street, making it an ideal location for those relocating from city life but still desire the ability to commute.

Diss is a historic market town packed with period churches, timber-framed buildings

and famously the six acre Diss Mere with central fountain and underground springs, this Norfolk market town makes the perfect base for touring the inland towns, villages and countryside of both Suffolk and Norfolk. You're also just a stone's throw from the classical music centre Aldeburgh and the heritage coast. Norwich to the north and Constable Country around Ipswich to the south are within easy driving distance.

Diss offers a wide array of amenities from their Friday market, boutique shops and supermarkets, to pubs and restaurants, blending character buildings with open spaces.



Note from the Vendor



“We compare White House to Doctor Who’s TARDIS. From the outside it’s a Victorian cottage, but there’s actually so much space.”

THE VENDOR



### SERVICES CONNECTED

Mains water and electricity. LPG bottle gas for the hob. Drainage to septic tank. Oil fired central heating.

### COUNCIL TAX

Band D.

### ENERGY EFFICIENCY RATING

D. Ref:- 8908-7435-3240-8515-0996

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

### TENURE

Freehold.

### AGENT'S NOTE

The allocated parking to the rear of the property is access across a shared driveway



# SOWERBYS



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