



White House
Church Street | Carbrooke | Norfolk | IP25 6SW

ATTRACTING ATTENTION



“This handsome home has much to admire, with eye-catching elevations so clearly displayed. You can see this is a place full of period charm – with abundant character it’s proudly arrayed. Views draw your eye across to the church, while the south-facing garden is the perfect place to unwind. Inside the rooms are both spacious and flexible – so this beautiful home truly is quite a find!”







- A pretty Cottage which is situated centrally within the village of Carbrooke
- Four Bedrooms; First Floor Bathroom
- Principal Bedroom with En-Suite Shower Room
- Sitting Room and Study
- Open Plan Living/Dining Area open to the Kitchen
- Spacious Kitchen/Breakfast Room with Separate Utility/Shower Room
- Original Character with Exposed Beams, Exposed Brick, Exposed Timbers, Pamment Tiles and Fireplaces
- Cottage Gardens can be found to the Front of the Home
- Off Street Parking for Several Vehicles
- The Accommodation extends to 1,634sq.ft
- Energy Rating: F

Coming up the road to this attractive cottage, you can't help but be drawn to its classic good looks and charm. The building is thought to date back to the 1800s and it's also understood to have been a butcher's shop at one point, which had a slatted wooden window facing the road.

A Home With History

The current owners have a number of old photos of the house, handed down through previous occupants, and these will be left with the house, to give the new purchasers an overview of its history. In more recent times, the property has been altered to suit modern lifestyles, without sacrificing any of its charm. The current owners have removed the wall between the kitchen and what was the dining room, creating a wonderful open space. Each area is clearly defined, with a comfortable flow between the rooms. Original features include oak timbers and fireplaces, and you get a real sense of the age of the property, but it works incredibly well for modern lifestyles.



Meeting Many Needs

The recent opening of the kitchen and dining room and the refitting of the kitchen makes it seem so much lighter and more spacious. When you're cooking, you can be chatting to people in the dining and family areas and you feel as though you're in the heart of it all. Cosy up in front of the log burner or share a meal around the table – for families and couples, this is sure to appeal. There's a study that's nicely tucked away and the ground floor also has a further room next to a shower room that could be an additional reception or a bedroom. It would certainly be perfect for guests, giving them space and privacy, for teens, allowing them to have their own part of the house, or for people who struggle with stairs.

Rural Bliss

This is a lovely setting, within the heart of a quiet village with views across to the old church. The garden faces south so it's a real suntrap, sheltered and secluded so you can sit out in style! Two driveways give access at the front and rear and provide ample parking. It's very calm and peaceful here and that's one of the things the owners have most enjoyed about the property. It makes this a great place to come home and relax, but you still have easy access to amenities. There's a highly-regarded primary school just a short walk from the front door and the village is known for its Millennium Green, which offers around ten acres of walking trails, wildlife, a play area and a maze. This land is owned by the church and can't be developed, so it's a lovely asset for residents. There's an active community here too, with much of it centred on the village hall, where you can have a drink at the bar on a Friday evening or a Sunday, take a yoga class or drop in to the weekly café. The village church has an interesting history too – it's the largest in the county and is the place where the Knights Hospitallers met before going off to the Crusades.











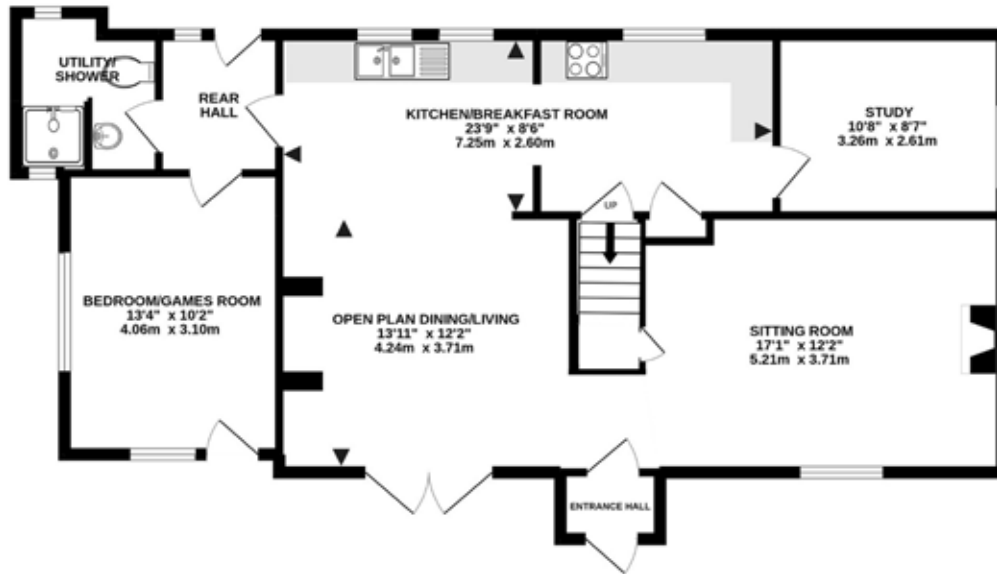




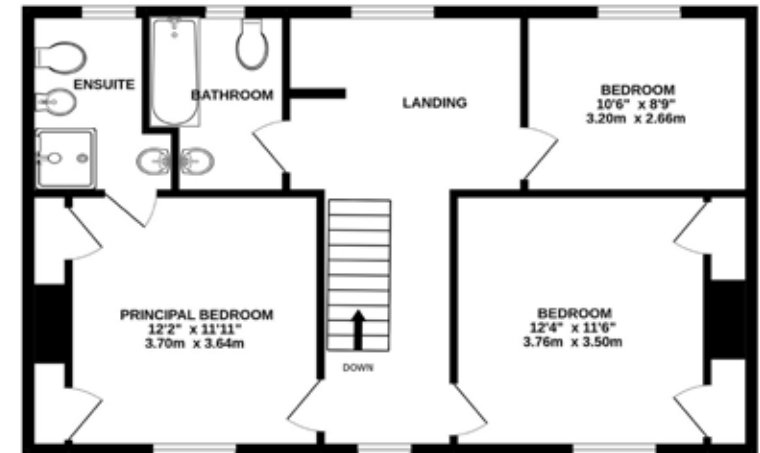




Whitehouse



GROUND FLOOR
938 sq.ft. (87.1 sq.m.) approx.



1ST FLOOR
696 sq.ft. (64.7 sq.m.) approx.

TOTAL FLOOR AREA : 1634 sq.ft. (151.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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On Your Doorstep

The property is situated in the village of Carbrooke. The nearby village of Shipdham boasts its own a primary school, GP's surgery, post office, shop and two public houses. It is also close to the thriving market towns of Dereham and Watton offering secondary schools and a large range of further amenities.

How Far Is It To

The cathedral city of Norwich can be found to the east with its main line rail link to London Liverpool Street and its international airport. The Chapelfield Development has transformed Norwich's shopping district into one of the largest retail centres in the country. The world-renowned Norfolk Broads can be found to the North East with its many waterways and array of wildlife. The North Norfolk coast with its quaint villages and sandy beaches is approximately one hour's drive whilst Thetford Forest with its bike and nature trails can be found closer to home to the south of Hingham.

Directions

Leave Norwich on the B1108 Watton Road passing through the villages of Barford and Kimberley. Proceed through the market town of Hingham and prior to reaching the village of Scoulton, turn right into Broadmoor Road signposted Carbrooke. Upon reaching the centre of the village and your first 'T' junction turn right, whereby the property can be found shortly after.

Services and District Council

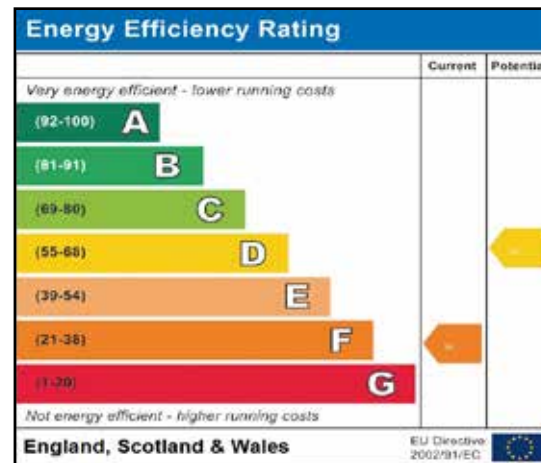
Oil Central Heating, Mains Water, Mains Drainage
Breckland District Council – Council Tax Band D

Tenure

Freehold



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