



THE STORY OF

The White House

Ludham, Norfolk

SOWERBYS

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The White House

Staithe Road, Ludham,
NR29 5NP



Idyllic Five Bedroom Family Home

Two Bedroom Detached Annexe

Open-Plan Living Options

Highly Versatile Accommodation

0.75 Acres (STMS)

Abundance of Character

Opportunity to Modernise

Highly Desirable Village Location

Easy Reach of Norwich and Coast

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“The perfect home in which to invite and entertain close friends and family.”

Boasting a commanding plot on the corner of a quiet lane, this enchanting family home offers sprawling and highly versatile accommodation approaching 4,000 sq. ft. including a charming, two bedroom, detached annexe, all sitting proudly amongst an idyllic plot in excess of 0.75 Acres (STMS).

Flanked by two splendid bay windows, the front door welcomes you into the embracing sitting room, showcasing an abundance of character with exposed timbers, brick fireplace housing a wood-burning stove, and of course the grand

bay window ushering in reams of natural light.

The kitchen/breakfast room is complemented by a handy pantry, and provides a more open-plan way of living as an excellent space to meet the demands of a busy, modern family. The formal dining room to the rear of the home leads to the garden room, making the very best of the sheltered sunshine pouring into the rear courtyard. Elsewhere on the ground floor, an elegant snug and an additional study provide valuable versatility.





The first floor is home to no less than five splendid bedrooms. The impressive principal bedroom offers generous proportions and a wealth of storage, alongside a large dressing room/en-suite shower. All accessed directly via the spacious landing, two further double bedrooms flank the large family bathroom, whilst bedrooms four and five are well-served by the nearby family shower room.

“The whole family has adored the property’s space and freedom.”





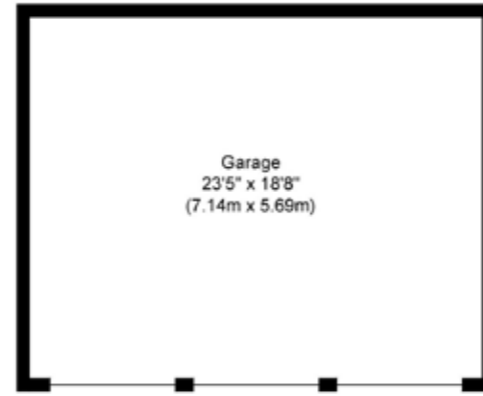
Amongst the most noteworthy features of this fine property is a charming, two bedroom annexe which sits within the grounds. Offering exciting potential for improvement, this characterful, two bedroom cottage brings yet more versatility to the home and would lend itself to a number of purposes to enhance a fulfilling lifestyle. A kitchen/dining room sits alongside the sitting room, whilst the first floor is home to the two bedrooms alongside the family bathroom.



The enchanting plot, in which 'The White House' sits, extends to over 0.75 Acres (STMS) and offers a magical array of features, all capable of accompanying a fulfilling lifestyle in such a desirable location.

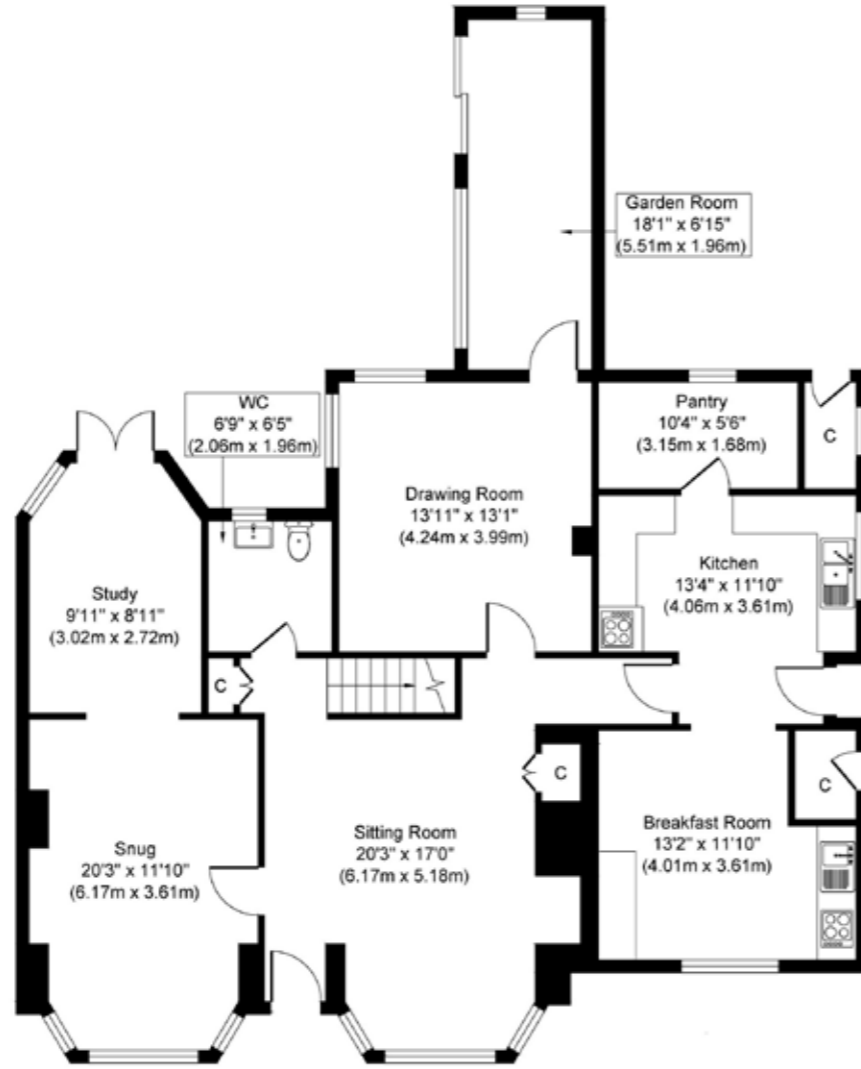
Expansive, manicured lawns are interspersed with well-stocked flower beds and mature trees. Sheltered courtyards make for idyllic sun traps, whilst the orchard makes for an enviable space for younger ones to explore and let off some steam. The plot comfortably houses an array of outbuildings, including the detached triple garage and a timber summer house in the corner of a large expanse of lawn - affectionately known as the "tennis court". The gardens are every bit as versatile as the home itself and make for an idyllic opportunity to acquire a generational home, suitable for creating memories to last a lifetime.



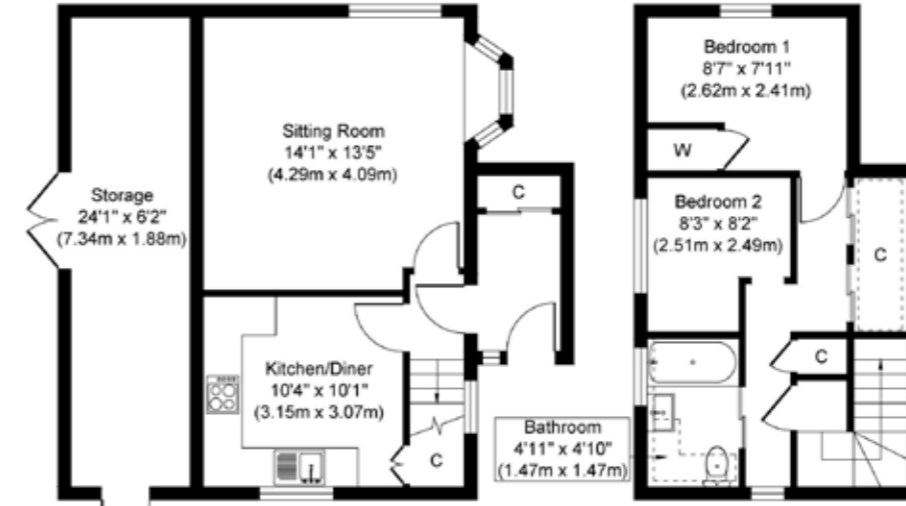


Garage
23'5" x 18'8"
(7.14m x 5.69m)

Garage
Approximate Floor Area
437 sq. ft
(40.59 sq. m)

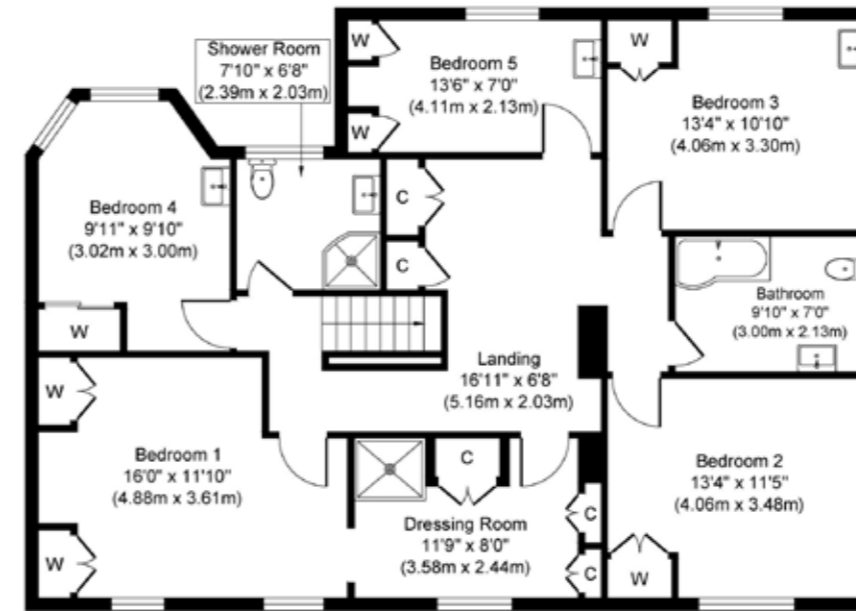


Ground Floor
Approximate Floor Area
1393 sq. ft
(129.41 sq. m)



Annexe Ground Floor
Approximate Floor Area
546 sq. ft
(50.72 sq. m)

Annexe First Floor
Approximate Floor Area
301 sq. ft
(27.96 sq. m)



First Floor
Approximate Floor Area
1181 sq. ft
(109.71 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.

ALL THE REASONS



Ludham

IN NORFOLK
IS THE PLACE TO CALL HOME



Nestled in The Broads, at the end of a dyke leading to Womack Water and flowing into the River Thurne, is the charming village of Ludham.

In addition to the array of amenities such as a doctors' surgery, shops, pubs, restaurants, cafes, and a butcher's, providing visitors and residents with everything they need, the village also offers a primary school, a nursery, and a number of other schools situated just a few miles away.

Explore the broads and rent a day boat from either Womack or Ludham Bridge, with its shops, restaurant and boat yard, which is a popular mooring place for boats in the summer months.

Within walking distance lies the quaint hamlet of Johnson Street and the charming Dog Inn. This location serves as an excellent starting point for scenic walks along the riverbank, taking you past the Buttle Marsh nature reserve and leading you to the picturesque How Hill. The How Hill estate occupies a substantial portion of the village's northwest region, and boasts a delightful museum and nature trail for visitors to explore.



Additionally, Ludham features an extensive network of public footpaths and permissive paths, providing access to most parts of the parish. Conveniently, Ludham enjoys good bus services, with a stop located just outside the peaceful St. Catherine's Church.

This ancient city of Norwich is just 15 miles away, and has been home to writers, radicals and fiercely independent spirits for over a thousand years, and today continues in its legacy as an enclave of culture and creativity. Its perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. It is also a gateway to a county that continues to inspire people with its unspoilt landscapes, open spaces and big skies.

When the bright lights call, trains to Liverpool Street take just 90 minutes, and the city's airport flies to a number of UK destinations, as well as direct to Amsterdam.

Relish in the peaceful, simplicity of village life, whilst appreciating the convenience of being within easy reach of the city, and call Ludham your home.



Note from Sowerbys



The gardens at The White House.

“Family of all ages have adored the gardens at The White House.”

SOWERBYS



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via oil fired central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

D. Ref:- 8654-7127-2340-0077-2996

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.

LOCATION

What3words: ///ballparks.revision.brushing

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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