



White House Farm  
The Street | West Somerton | Norfolk | NR29 4EA



# THE BROADS AND THE BEACH



“This charming former farmhouse sits in an idyllic position, nestled between the beach and the Broads. Less than a mile from the staithe and the River Thurne in one direction, it’s a mile and a half to the beach the other way, close enough to enjoy it all, but tucked well away from summer visitors.

The house is full of character and the garden has useful outbuildings with potential, while the village itself is small but friendly and you’re close to both Winterton and Martham.”





# KEY FEATURES

- A beautiful Period Former Farmhouse with Plenty of Character in the Village of West Somerton
- Five Bedrooms; Three Bathrooms/Shower Rooms
- Kitchen Breakfast Room with Separate Utility, Pantry and Ground Floor WC
- Three Reception Rooms; Conservatory
- South Facing Private Garden with Patio Areas and Vegetable Garden
- Thatched Cart Lodge and Garden Store; Plenty of Parking
- Close to the Broads and the Beach
- Useful Outbuilding with Potential for Conversion (STP) measuring 636sq.ft
- The Accommodation extends to 2,290sq.ft
- Energy Rating: E

There's character aplenty at this period home, with spacious rooms and a family-friendly layout. Modernised without compromising on its authentic features, it's a lovely place in which to put down roots. The garden faces south and is wonderfully private, making this something of a haven and place to relax. A large outbuilding and cart shed with ample storage complete the property and offer plenty of potential and flexibility.

## Packed With Personality

A lovely period home, the property dates back at least three hundred years and quite possibly more. Today it retains plenty of character, such as oak timbers and brick fireplaces. The owners fell instantly in love with the property when they first saw it, having been searching for a long time and finding nothing that ticked every box – until this. The location is outstanding, the sense of peace and privacy is very attractive, yet you have the security of neighbours. It's so quiet here, with very little passing traffic as The Street is a 'no through road'. Over the years, the owners have made several improvements, including fitting a new family bathroom, wood burning stoves in two of the reception rooms, and in recent years installing a Smeg range cooker, new boiler and oil tank, plus replacement kitchen units. The owners have had a lot of fun here at the property, regularly welcoming visiting friends and family. At Christmas, it's a magical place, cosy with the Aga, while in spring the daffodils in front of the house provide a cheerful welcome, and in summer the garden really comes into its own.

## Family Friendly And Flexible

You enter into a small hallway off which there is a cloakroom and a utility room. This part of the property may have originally been separate but is now integrated into the main house. Two steps lead to a pantry and the entrance to the kitchen, the heart of any farmhouse, complete with Aga and a separate range cooker with a gas hob and two electric ovens.









# KEY FEATURES

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A stable door offers access to the garden and means you can open up and let the air in, whilst keeping your dogs or younger children inside if needed. The kitchen leads on to a dual aspect dining room that would also be great as a playroom or study. To the other side of the house is the main sitting room, with double doors to a fabulous garden room and a further door to the snug. The owners often eat in the garden room, enjoying the outlook. Whilst it has heating, you don't often need it as the room quickly warms up in the sun, even in winter, so you can use it all year round. Upstairs, there are four double bedrooms, plus a good size single, in addition to two shower rooms and a family bathroom – no queueing for the loo here! Two of the bedrooms on the east side are down a couple of steps from the landing, so they make a great suite for visiting family, whilst the middle bedroom is right opposite the main bathroom. The owners have found this to work well when three generations of the family are staying here, offering everyone their own space.

## Perfectly Placed

When you first approach the house, you'll notice there's plenty of parking on the driveway, in addition to the pretty thatched cart lodge with room for car and boat storage if required. The main part of the garden is found to the rear of the property, facing south and bathed in plenty of light. Cottage style beds burst into colour each summer and make the patio a lovely spot for a morning coffee or breakfast. There are several seating areas dotted around the lawn and patio, so you can make the most of the sun and shade throughout the day. There are two well established camellias providing welcome colour in the very early Spring and a variety of other shrubs, including hydrangeas, and other perennial plants, as well as a vegetable garden. An attractive brick wall covered with clematis and roses separates the main garden from the outbuilding, so if you did convert the outbuilding it could have its own outside space, without compromising on the privacy of those in the main garden. As we've already mentioned, it's lovely and quiet around here. From The Street there is a public footpath leading across the fields to the village and the Staithe where there is overnight mooring and a path leading to Martham Broad. At the end of The Street there is another public footpath which leads to two beaches. The left hand turning takes you to Somerton Holmes, about a thirty minute walk, where you'll find a wonderful sandy beach and walks across the dunes to Winterton or Horsey. In late autumn and winter, a seal colony settles here and you can watch the pups, whilst in summer it's home to the largest UK colony of Little Terns. The right hand turning on the footpath takes you, mainly off road, past the back of Burnley Hall, to the village of Winterton where there is another beach and café. This village also has a good fish and chip shop, dog friendly pub, primary school, village hall, shop with Post Office, bowls club, playground and more, so there's something for everyone.

























































# INFORMATION

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## On The Doorstep

Martham is a large village bordering the southern bank of the River Thurne. The centre has a post office, public house, shops and doctors surgery, public library and schools and is located 10 miles north from Great Yarmouth. Martham Broad has opportunities for moorings, and is owned and managed by the Norfolk Wildlife Trust and is a designated national nature reserve, popular with nature lovers and ornithologists. The North Norfolk Coast can be found further north around the coastline with its quaint villages and sandy beaches. Favoured spots include Holt, Wells-next-the-Sea, Blakeney and the Burnhams.

## How Far Is It To?

The city of Norwich is approximately 22 miles distant with a wide range of retailers, from national brands to independent boutiques and shops, restaurants, bars, cafes and the largest permanent outdoor market in the country. Chantry Place and Castle Quarter offer covered retail therapy opportunities and landmark buildings such as The Forum continue to add to the ambience of the city centre and compliment the historically important cathedral. There is a main line railway station to London Liverpool Street and Cambridge and to the outskirts, an international airport.

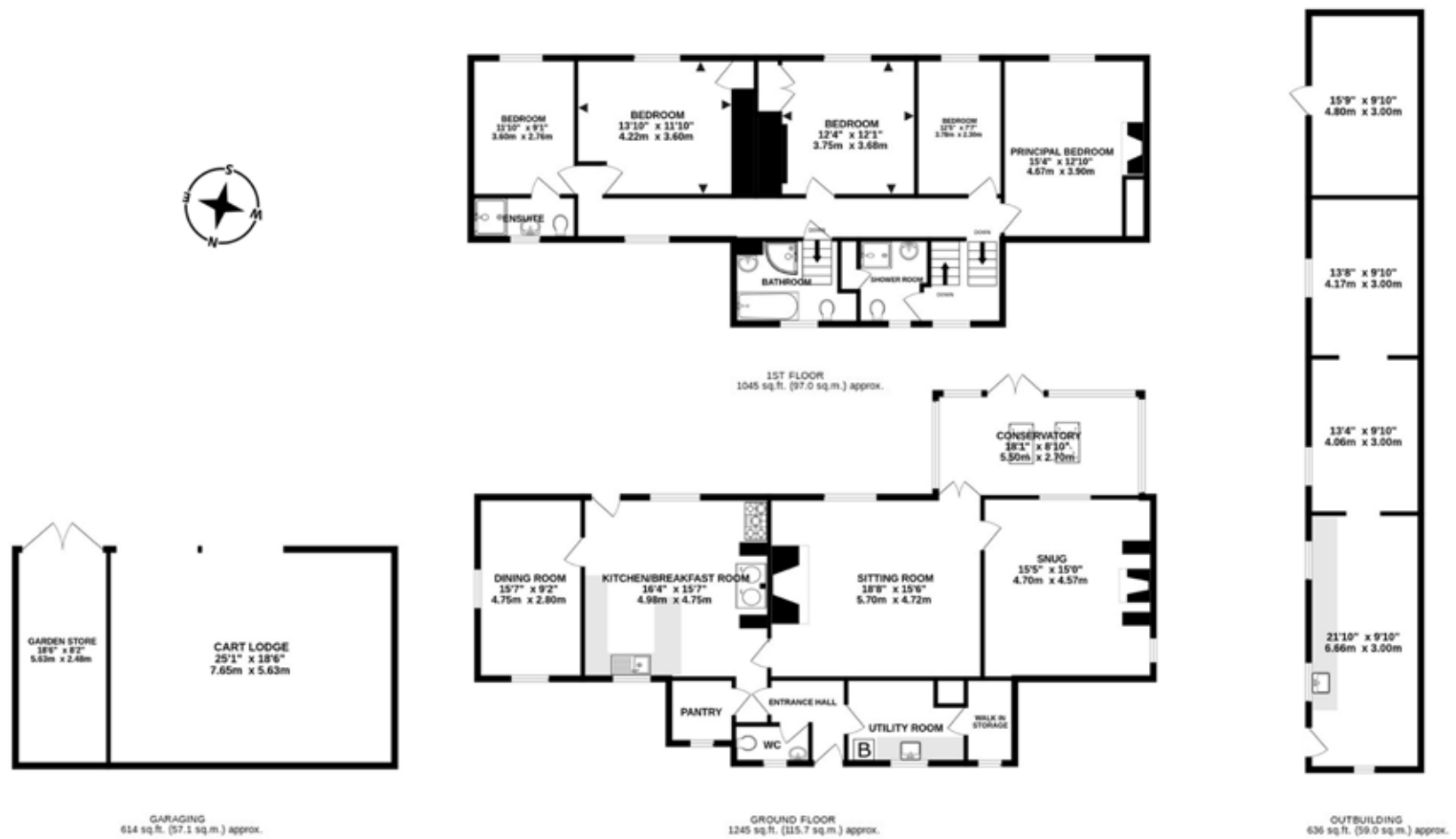
## Directions

From Norwich take the A47 to Great Yarmouth. At the Acle roundabout take the second exit (A1064) to Caister on Sea and Hemsby. Continue on this road then turn left (B1152) leading through Clippesby to Repps with Bastwick. Turn right to Martham and The Broads. Follow this road (still the B1152) which leads to the A149 and a T-junction. Turn right and then immediately left to Martham. Drive through the village and when you arrive at West Somerton. Turn right just past The Lion Pub and The Street is the first turning to the left, just past the War Memorial. White House Farm is the first house on the left hand side of the road.

## Services, District Council and Tenure

Oil Central Heating, Mains Water and Private Drainage via Septic Tank  
Great Yarmouth Borough Council – Council Tax Band F  
Freehold

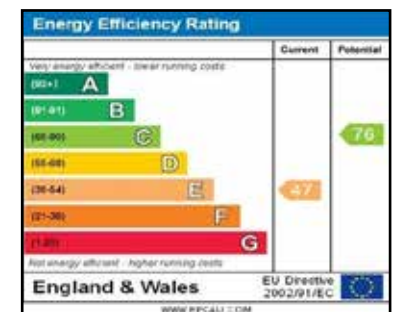




**TOTAL FLOOR AREA : 3540 sq.ft. (328.8 sq.m.) approx.**

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