



White House Farm

99 Long Street, Great Ellingham, Norfolk, NR17 1LN

BROWN & CO



White House Farm, 99 Long Street, Great Ellingham, Norfolk, NR17 1LN

Delightful modern house constructed in 2019 with a thriving holiday let business, together with planning permission in place to convert the lets to full residential use. Gardens and grounds of over an acre with parking, and garaging in a prime rural setting.

£1,795,000



DESCRIPTION

White House Farm comprises an imposing detached residence with an excellent commercial opportunity being delightfully positioned in the village of Great Ellingham with fine rural views and walks. The house enjoys well-arranged accommodation on two floors and boasts a self-contained annexe wing together with an income generating holiday let business set away from the main house with further potential to convert the holiday lets into separate residential dwellings, with planning permission in place, being granted late 2023. The whole is an exciting opportunity for a wide range of buyers with a superb range of options.

Main house - Constructed in 2019 of brick and brick render with a striking central glass façade under a cross hipped main roof, the house enjoys a super position being approached through twin electric gates between two large pillars into the main drive leading up to the house and double garage.

The house is accessed via two front doors, the main front door leads into the entrance hall and into the sitting/dining room. There is a wonderful open plan feel with a log burner and solid oak flooring running through this lovely space with stunning French doors enjoying access into the gardens to the rear.

Oak and glass doors provide a link into the main sitting room, again featuring a log burner and access out onto the terrace.

The kitchen breakfast room acts as a lovely family space with a central island superbly positioned with its granite worktops and

breakfast bar. There is a good range of built-in appliances here, suitable for any keen cook with room for a range or Aga. A garden room is located off the breakfast area, again enjoying fine views over the gardens and importantly all principal rooms face to the south.

One of the main features of White House Farm is the potential for a separate annexe wing suiting any buyer keen on a multi-generational living arrangement. There is separate access into the house via the front which leads into a spacious hall providing access into the utility room for the main house or into the kitchen/laundry room to the west. Within this area lies a shower room and a staircase flows up to a large bedroom/loft room measuring 37ft. This excellent space is currently presented as a games room with a functional bar but could easily become a fully operating annexe where income could be derived.

On the first floor there are five large bedrooms with two en-suite shower rooms and a family bathroom off the main landing.

The principal bedroom is particularly special measuring 22ft enjoying its own dressing room together with the en-suite.

Outside - The gardens and grounds act as a major feature of White House Farm and are delightfully arranged around the main house. The driveway leads up to the house and is beautifully flanked by an expanse of lawn providing a good front garden bordered by panel fencing and mature trees which continue along the boundary line. The rear garden's main feature is the large terrace which spans across the rear façade and continues around to the garage block.

There is a good-sized garden enclosed by post and rail fencing overlooking a paddock and field views to the west.

Local Authority - Breckland District Council.

Services - Air source heating (underfloor heating on the ground floor), mains water, mains electricity, mains drainage. There is a burglar alarm and CCTV in operation.

Acreage - 1.118 acres (stms).

Holiday Let Complex - White House Farm Barns have been run as a successful holiday let business for a number of years and are offered in excellent order throughout. The properties comprise of 'Oak Barn' and 'Ash Barn' with both enjoying spacious and versatile accommodation on two floors. A great feature of the barns is the private access into their respective entrance halls which flow into a kitchen/dining room with integrated appliances. The sitting room enjoys an open plan feel and both properties benefit from French doors out to a shingled courtyard garden area. On the first floor there are two bedrooms together with their own en-suites. These properties have provided a fruitful return for the current owners and more information on the previous year's results can be found through the selling agent.

There is a large tar and chipped stone courtyard with parking available for approximately 12 vehicles.

The remaining two barns, being North Barn and South Barn, are spread across the remainder of the complex, all with great



potential. North Barn benefits from three super rooms with uPVC French doors to each, with very little work required to begin the letting process.

Across the courtyard is South Barn, with 8 separate rooms with four sets of French doors in place together with uPVC windows providing natural light. The 8 rooms could be converted for a number of different purposes.

All four barns have variations in place where they can be used as holiday lets or converted to full residential use. The planning permission was granted late 2023 and can be accessed following the Breckland Council site. Ref: 3PL/2023/0055/F.

Website for the barns: <https://whitehousefarmbarns.co.uk/>

Services – Oak Barn, Ash Barn, North Barn – Underfloor heating ground floor, radiators to first floor, air source heat pump, mains electricity, mains drainage, mains water. South Barn – Mains electricity, mains water, mains drainage.

This is a wonderful opportunity to live tucked away in a pleasant village with great potential to run a successful business from home.

LOCATION

Great Ellingham is a popular village in South Norfolk around 3 miles east of the A11 trunk road which provides easy access to Norwich and Cambridge. The village offers amenities including a post office and convenience store, public house, primary school and church. Other amenities in the local area include a wide range of shopping facilities including supermarkets in Attleborough, St Georges Distillery, Snetterton Racing Circuit, Thetford Forest, Center Parcs and Banham Zoo.

DIRECTIONS

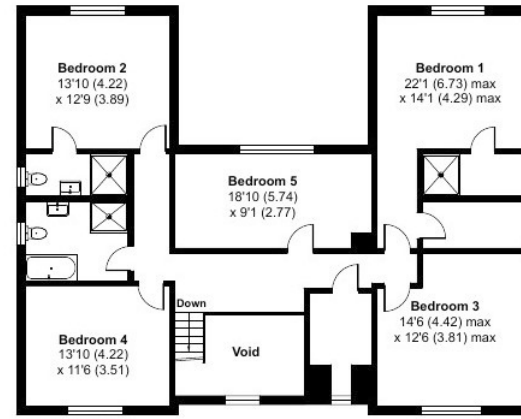
Leave Norwich via the A11 Newmarket Road and proceed on the dual carriageway past Wymondham and on towards Attleborough. Continue past the first turning to Attleborough and take the next slip road off the A11 signposted to Attleborough and Watton B1107. At the end of the slip road turn right at the traffic lights and follow this road into Great Ellingham. Take the first turning on the left into Church Street and turn left at the end of the road into Long Street. White House Farm & White House Farm Barns will be found along on the left-hand side.

AGENT'S NOTES:

- (1) The next door house, namely The Old Farmhouse is on the market with Brown&Co LLP and can be purchased together with White House Farm.
- (2) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (3) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871

Long Street, Great Ellingham, Attleborough, NR17



FIRST FLOOR

Approximate Area = 3488 sq ft / 324 sq m (excludes void)

Annexe = 770 sq ft / 71.5 sq m

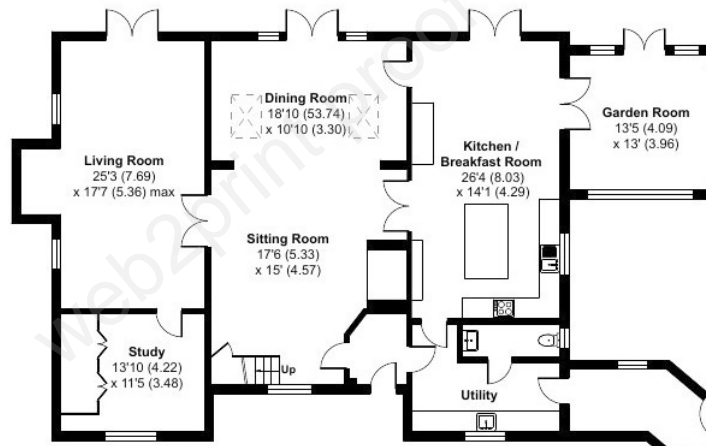
Garage = 453 sq ft / 42 sq m

Total = 4711 sq ft / 437.5 sq m

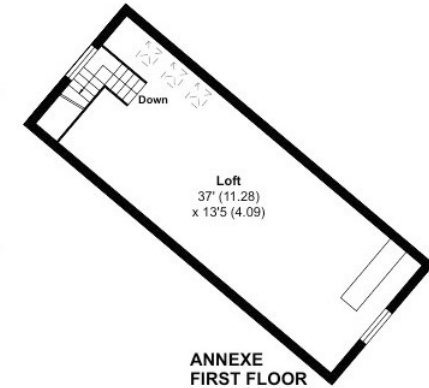
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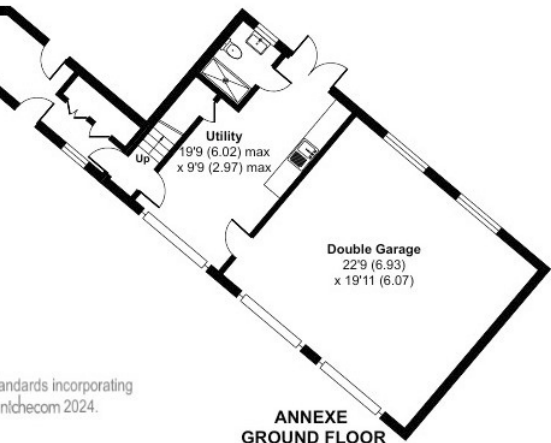
Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



ANNEXE FIRST FLOOR



ANNEXE GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nthecon 2024. Produced for Brown & Co. REF: 1087741

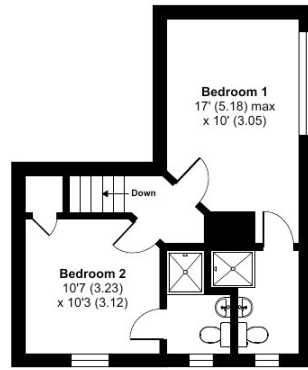


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Brown & Co. REF: 1040606

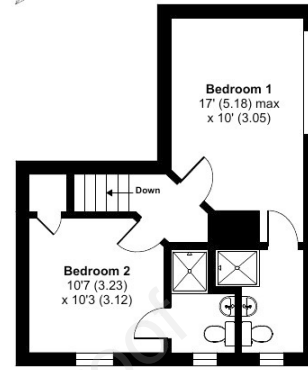
Long Street, NR17

Approximate Area = 1588 sq ft / 147.5 sq m
 Outbuildings = 1784 sq ft / 165.7 sq m
 Total = 3372 sq ft / 313.3 sq m

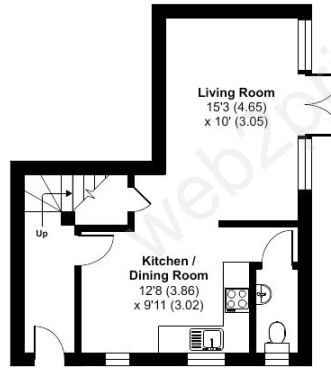
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OAK FIRST FLOOR



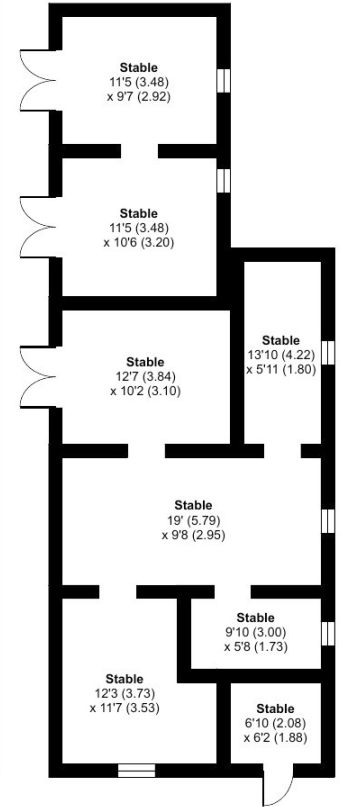
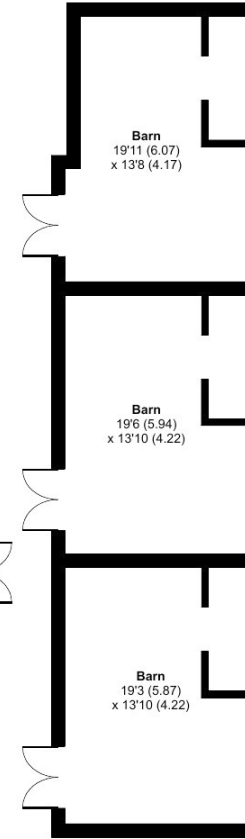
ASH FIRST FLOOR



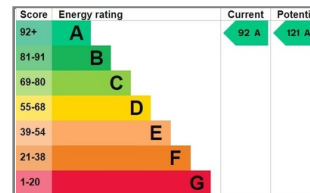
OAK GROUND FLOOR



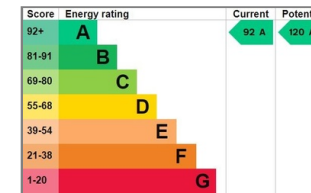
ASH GROUND FLOOR



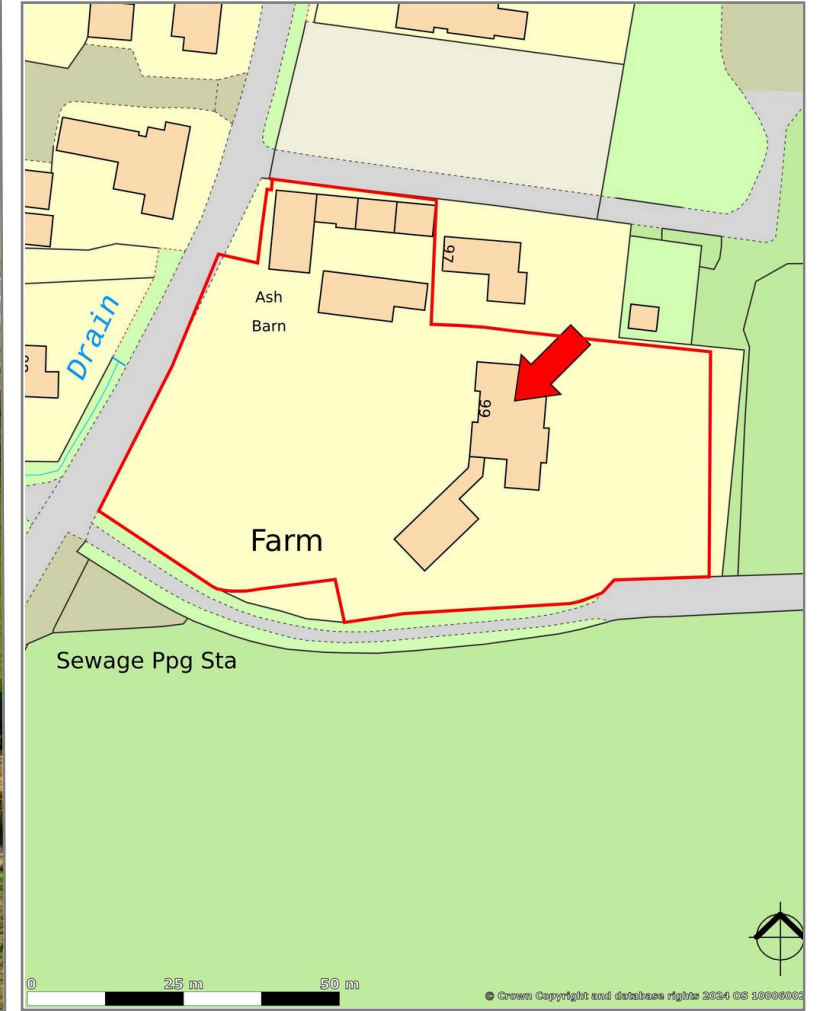
Ash Barn



Oak Barn







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