



THE STORY OF

White House

East Harling, Norfolk

SOWERBYS

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White House

Church Road, East Harling, Norfolk
NR16 2NB

Fully Renovated Home

Incredible Kitchen/Breakfast Room

Sitting Room, Games Room and Dining Room

Utility Room, Cloakroom and Laundry Room

Stunning Drawing Room and Well-Appointed Office

Four First Floor Bedrooms, Three En-Suites and Family Bathroom

Attic Bedroom and En-Suite

Additional Accommodation, Gym, Therapy Room and Attic Space

Double Car Port and Secure Garage

Well-Landscaped Grounds with Outdoor Kitchen

No Onward Chain

SOWERBYS NORWICH OFFICE

01603 761441

norwich@sowerbys.com





“...after three years of renovations, the house is welcoming, spacious and comfortable.”

This handsome early Victorian home has undergone a sympathetic renovation programme, resulting in a superb home with opulent interiors and excellent room proportions. White House stands proud within its plot. Setting the scene of grandeur and opulence, the entrance hall is truly stunning. The dual aspect drawing room is flooded with natural light, has high ceilings with period detailing, a fine window seat with the bay window and a lovely focal point in the central fireplace, perfect for cosy winter nights in.

The heart of this home has to be the truly impressive kitchen/breakfast room; an incredible space which has been designed to make the most of cooking and entertaining. The roof lantern floods the stunning island unit with plenty of natural light and makes a perfect place to sit and chat. Space to chill and relax is provided by the snug, leading off the kitchen with doors leading out to the garden. If you love to formally entertain, double doors take you from the kitchen to the to fine dining room with its panelled walls and herringbone flooring.





Continuing the theme of luxury and Copulence, the sitting room showcases plenty of period details, an elegant bay window overlooking the rear garden and with the central focal point being the fireplace. For summer entertaining, the games room makes a perfect room to enjoy with its bi-fold doors bringing the outdoors in. In addition, there is a well-appointed office, cloakroom, utility room, back hall and laundry room.





The elegant staircase rises from the entrance hall to the spacious first floor landing. The bedrooms enjoy a boutique feel, with great room proportions and stylish, modern en-suites to three of the four bedrooms. A family bathroom completes this floor, and a further staircase leads up to the top floor - a perfect space to escape to. Here you will find a lovely bedroom, en-suite bathroom and excellent store room.



Additional accommodation can be found within the Old Surgery. Once the village surgery, today this is a wonderful, versatile building, with many potential uses. There is planning permission in place to convert the building to a two/three bedroom annexe. It's currently arranged as a gym, therapy room, cloakroom and separate bathroom. A staircase also takes you to an open-plan attic space above the double car port and secure garage below.



To the front, the White House has handsome brick pillars with wrought iron boundary railings. Gates lead you onto the gravelled driveway, where there's plenty of parking space. To the rear, the garden has been well-landscaped and is perfect for summer entertaining. The designated outdoor kitchen features a wood-fired pizza oven, space for a barbecue, sink and covered seating area. The south-facing terrace is a great area to sit back and relax whilst taking in the beautiful surroundings: the sweeping lawn, stunning brick and flint boundary wall, specimen planting to soften the back drop and a focal specimen tree.



Set within the heart of the village, there are plenty of amenities on the doorstep. With no onward chain, White House will make a wonderful, spacious home for its new owner, with the benefit of some great additional accommodation, offering a wealth of possibilities.





“Knettishall Heath is only ten minutes from the house - it’s great for dog walks and cold water dips...”



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

East Harling

IN NORFOLK
IS THE PLACE TO CALL HOME



The highly desirable village of East Harling benefits from having an excellent range of local amenities including a grocers,

hardware store, butchers, chemist, doctors, two public houses, schooling and many social clubs including a large sports field.

When looking for a family day out, within approximately five miles is the popular Snetterton Circuit, which hosts various track days, races, and driving experiences. There is also the pretty south Norfolk village of Banham, which is renowned for its Zoo with a private collection of animals and has been open to the public for more than 40 years. It

has tigers, giraffes, lemurs, leopards and much more. Less than 30 minutes away is Thetford Forest, where you can enjoy cycle trails, fantastic walks and High Lodge, which is home to Go Ape, various trails, and play areas for children.

East Harling has risen in popularity in recent years with the improvements to the A11 which provides a swift route to Norwich around 25 miles away, when the bright lights call, trains from Norwich 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. With the dual carriageway all the way to the A14, there is also an easy commute to Newmarket and Cambridge.



Note from the Vendor



“The kitchen is perfect for just two people, or for big parties and family get-togethers...”

THE VENDOR



SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

C. Ref:- 0637-3229-1309-0876-2292

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: ///delays.dart.comments

AGENT'S NOTE

There is planning permission in place for the outbuilding to be converted to a two/three bedroom annexe.

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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