



White House Farm  
Low Road | Thurlton | Norfolk | NR14 6QD

# A SLICE OF RURAL PARADISE



“This is a stunning barn conversion with a twist – it’s been beautifully finished in a rustic style, with such exquisite attention to detail and has been a much-loved family home along the way.

Complete with a generous annexe offering income potential right from the start, there’s also scope here for further development, to run a business or become self-sufficient.

With around 12 acres of meadows and fields, currently home to cattle, in addition to three acres of gardens.”



# KEY FEATURES

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- A Stunning Detached Barn Conversion, sitting in a Plot of 3 Acres, with an Additional 12 Acres of Marsh Grazing Land
- Located in the Desirable and Popular Village of Thurlton
- Five Bedrooms, Two Ensuite & Master with Dressing Room
- Large Open Plan Kitchen Living Room and Large Sitting Room
- Two Bed Annexe; Both Bedrooms with En-Suite; Holiday Let Permission
- Various Outbuildings inc. Very Large Barn with Planning Permission for Holiday Let Use or ideal for Classic Car or Machinery Storage; a Stable Block and Large Covered Cart Lodge with Parking Area
- The Accommodation extends to 6,042sq.ft
- Energy Rating: D

It's hard to know where to start with this property – the main home is spectacular and spacious, there's a two-bedroom annexe, several large and well-maintained outbuildings, gardens, grounds, marshland and more, in excellent condition but with scope to make it your own and potential for further development. This has been a truly wonderful place for the owners and their children and would be an incredible place to raise a family, out in the fresh country air but within easy reach of Norwich, pretty market towns, the Broads and more.

## A Labour Of Love

When the owners first came here, around 20 years ago, the barn was very dilapidated. It had been a dairy farm and then was used for growing mushrooms, so it was tumbledown, dark and damp. The owners could see the potential and worked closely with a local builder to realise their vision for the barn. They wanted to be true to the property's agricultural roots and to keep a rustic, rural feel – nothing too pretentious! They wanted soft edges, neutral colours and plenty of tactile materials. They also wanted a sense of openness throughout, so there's no door to the sitting room and the windows have no bars, so they open right out and frame the outlook. The result is impressive – very comfortable and relaxing but with a sense of timeless quality.

## Meeting Every Need

The barn is extremely flexible, with a room that has been previously used as a salon, but could be a bedroom or studio, a cloakroom and study by the utility at one end of the house. This room has numerous potential in its use! Then a further four bedrooms, two of which are en-suite, at the far end. This means you could keep one separate for guests, or perhaps for an older child who wants their own space. The versatile room by itself has doors onto the garden on each side, which is an attractive feature. The bedrooms together at the far end include one with a walk-in wardrobe, one with overhead storage and a stunning family bathroom with a bespoke marble bath and six-person steam room. There's also an additional study and plenty of built-in storage.





# KEY FEATURES

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It's clear this is a property that's been well thought through. The sitting room has a magnificent vaulted ceiling, glazed gable end wall with two sets of doors to the patio and a wonderful feature fireplace in the centre, complete with a powerful log burner. This is a truly stunning room and great for gathering all the family. The sitting room is clearly defined but has no door and leads straight into the hallway where you walk into the open plan kitchen, complete with space for dining and seating. All this open space and the easy flow between rooms makes for a great party house! This is something the owners have taken full advantage of, making many memories with family and friends over the years. Their boys have been able to be sociable here, often having friends round, and when they were younger enjoyed many a night under canvas in the garden.

## Potential For More

In fact, this has been a treasured home to three generations of the family. The owners built the annexe for an elderly parent and have subsequently rented it out. With two double bedrooms, each with its own shower room, plus a large and sunny open plan living area with bifold doors, this is a great home in its own right and much larger than you might expect. There's scope to extend it into an adjoining storage barn (or to convert the barn to a separate unit), plus the owners have been granted planning permission for a detached former grain store to be converted to a holiday let. That means you could have as many as three holiday homes, as well as the main barn, with a healthy income from the annexe from day one.

## The Lifestyle You're Looking For

The property comes with 15 acres of land but the owners have made arrangements to ensure the maintenance is very manageable. The Broads Authority is responsible for managing the dykes of the marshes and the land is grazed by a local farmer's cattle. The owners love wandering the paths here and watching the abundant and varied wildlife which includes marsh harriers, barn owls, deer, foxes and peacocks. They have a thriving vegetable garden and you could easily expand this if you wanted to, or opt to graze the meadows with your own livestock, plant an orchard... whatever you want. The outbuildings offer further options - you could set up a business here or store classic cars, garden machinery, a boat or caravan. The list is endless! The owners tell us that the mist hovering over the marshes in the morning or the spectacular sunrises over the land really do take your breath away and it's certainly a beautiful spot. It's very peaceful and there's very little passing traffic. There's a farm shop down the road that sells delicious local produce, a community shop in the village and easy access to Beccles, Bungay, Loddon and Norwich, so getting out and about is a breeze. You'll find train stations at Haddiscoe and Beccles and the ferry at Reedham if you want to cross the river. The owners' children went to the local schools and were very happy there, with the owners embracing village life and putting down roots in the community.





































# INFORMATION

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## On The Doorstep

The small but active community of Thurlton includes a post office, pub and village hall, whilst the town of Loddon is 3.5 miles distant with its access to the Broadland network via the River Chet. In the town there is a wide range of local facilities including schooling which runs from nursery through to senior school, a doctor's surgery, dentist, library, bank, church, garage, pubs and restaurants. The independent non-selective co-ed senior school of Langley is on the doorstep in Chedgrave, just outside Loddon. There are more extensive leisure, cultural and shopping facilities in the nearby market town of Beccles, which is 5 miles away.

## How Far Is It To?

Norwich lies approximately 16 miles north-west of Thurlton and offers a wide range of leisure and cultural facilities as well as a main line rail link to London Liverpool Street and an international airport. Great Yarmouth and Lowestoft are easily accessible. The coast at Gorleston On Sea is only 10 miles distant. The attractive market town of Diss is about 15 miles south-west, with its large variety of shops, auction house and museum. It too boasts a main line rail link to London Liverpool Street.

## Directions - Please Scan QR Code Below

Leave Beccles on the A146 towards Norwich. When you reach Hales, take a right hand turn at the roundabout on the B1136. Follow this road until you reach the signpost for Thurlton, Norton and Reedham Ferry and turn left onto Beccles Road. When you reach the junction with the Queens Head Public House on your right, take the right hand turn immediately after the pub, then first left onto Low Road continue along this road, out of the village and the property will be found on the left hand side.

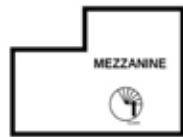
## What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words...  
[hooked.sharpened.unlocking](#)

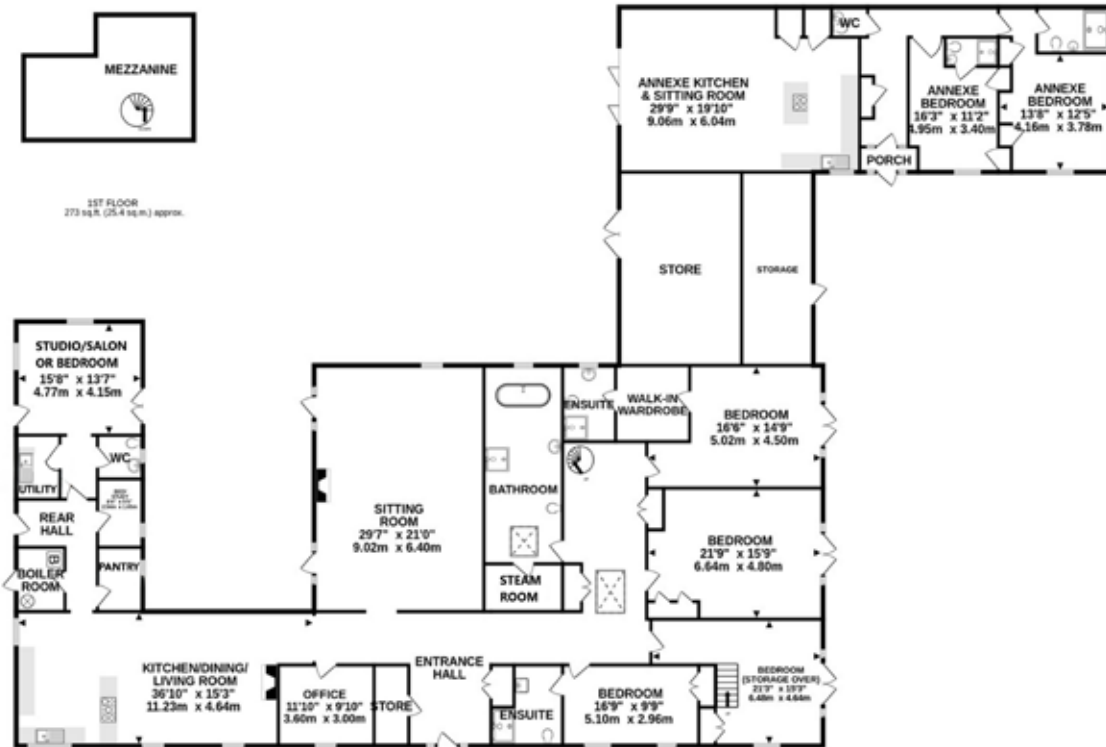
## Services, District Council and Tenure

Oil Underfloor Heating in Main Barn; Air Source Underfloor Heating in Annexe  
Mains Water, Private Drainage via Water Treatment Plant  
Ultra Fast Broadband Available - please see [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)  
Mobile Phone Reception - varies depending on network provider - please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)  
South Norfolk District Council - Band G  
Freehold

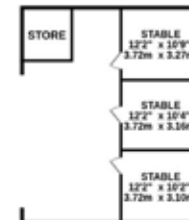
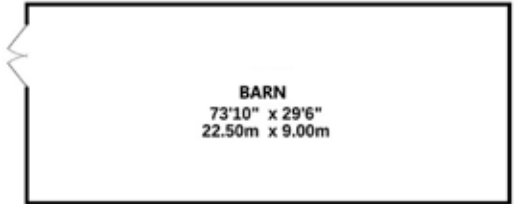




1ST FLOOR  
273 sq.ft. (25.4 sq.m.) approx.



GROUND FLOOR  
578 sq.ft. (53.5 sq.m.) approx.



OUTBUILDINGS  
(NOT TO SCALE)  
537 sq.ft. (49.5 sq.m.) approx.

ACCOMMODATION ( EXCLUDING OUTBUILDINGS ) : 6042 sq. ft. (561.3 sq.m.) approx.  
TOTAL FLOOR AREA : 11419 sq.ft. (1060.9 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](http://www.norfolkpropertyphotos.co.uk)  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.







# FINE & COUNTRY

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