



The White House  
Litcham | Norfolk | PE32 2NZ

# A WONDERFUL PERIOD HOME



With a setting in the heart of the pretty and sought-after village of Litcham, this handsome five/six-bedroom period house has been sympathetically refurbished by the current owners and retains many original features. The property offers over 2,000 sq ft of bright and stylish living accommodation which comprises five bedrooms and a spacious family bathroom on the first floor, while downstairs there is a kitchen open plan to the dining room (with a wood burner in an inglenook fireplace), a large sitting room (also with wood burner), a further bedroom/snug, wet room, utility room and a pantry.

Outside there is a shingled driveway to the front of the property with ample off-street parking for vehicles which is accessed via double wooden gates, and gardens that wrap around the side and rear. These feature a terraced area abutting the property with steps leading up to the lawned areas with mature trees, shrubs and hedging. There are also useful brick-built outbuildings.







# KEY FEATURES

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- A Stunning Georgian Village House, brimming with Natural light
- Centrally situated in the wonderful village of Litcham
- Stylishly and Sympathetically Renovated Throughout
- Five/Six Bedrooms, Bathroom and Wet Room
- Fabulous Kitchen/ Diner with Feature Brickwork
- Spacious and Light Reception Room and Study (bedroom 6)
- Manageable Pretty Garden with Brick-built Outbuilding
- Gated access with Ample Parking
- Air Source Heat Pump
- Total Accommodation extends to 2006sq.ft

## Perfect Family Home

"We've been here three years and have loved every moment of it," the present owners said. "When we first looked around, the quirkiness and all the character of the property really jumped out for us and we immediately fell in love with it. It was originally three cottages which were made into one big house, and there is original flooring in the pantry that dates back to the 1500s. There is also a cast iron well pump behind the outhouse that could be brought back into use."

"Since moving in, we have had some work done to improve the house, such as double glazing and internal wall insulation. It's definitely much warmer now than it was in our first year."

When asked about favourite spaces at the property, the owners replied, "The kitchen is our main hub and we've had so many family gatherings there, such as big family Christmases and our daughter's first birthday. It's nice and open and you can have lots of people in without it feeling cramped. The lounge is also lovely and cosy in the winter with the wood burner going. We love the bedrooms with the old fireplaces in them as they just add that extra character to the decor."

"It's ideal for a family as no one is on top of each other but it's still cosy enough to feel homely. We will miss everything about it; we all love this house but it's our time to move on."

## Outside

"We have two outbuildings, one of which was used as a bakery back in the day and still has its old fireplace, and the other was an old coal shed. There is a greenhouse behind them."







# KEY FEATURES

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The garden formerly consisted of only raised beds, but I turned it into borders and now have lots of cottage garden plants growing, such as dahlias, cosmos and peonies. We have a chicken run right at the back, and are regularly visited by a wide range of wild birds, even the odd pheasant.”

## Welcoming Village

Litcham is a well-served village surrounded by stunning countryside, and with excellent accessibility to the neighbouring market towns of Fakenham, Swaffham and East Dereham, and the historic cathedral city of Norwich. A few minutes' walk takes one into some wonderful countryside with paths through to Castle Acre and the Priory along with several quiet lanes leading out of the village for walks and safe cycling. “There is a beautiful common with wild ponies that we often take walks on,” the owners said. “And the schools are amazing, and there is a lovely deli and chippy to get some yummy food from!” In addition to the fish and chip shop, there is a village general store, the Bull Inn pub and restaurant, a post office, a well-known and long-established local butchers, and the surgery with a dispensing pharmacy, all within less than five minutes by foot.





































# INFORMATION

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## On Your Doorstep...

Litcham is a conveniently situated small village, with easy access to the market towns of Fakenham, Dereham and Swaffham. The village has a pleasant community with a public house/restaurant, village store/post office, deli/coffee shop and the increasingly popular "all through" school.

## How Far Is It To...

Litcham lies approximately 7.5 miles from the pretty village of North Elmham where there are two public houses a tea room/post office, cricket pavilion and local shop. The market town of Fakenham is only 8.5 miles away, 9 miles from Dereham and 10 miles from Swaffham. For those that require access to Norwich, the heart of the City Centre, lies within 26 miles. Here you will find a range of cultural, leisure and shopping facilities and the railway station with rail links to London and Cambridge and to the north, the airport.

Directions - Please Scan QR Code Below

## 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...[///valve.goad.intersect](https://valve.goad.intersect)

## Services, District Council and Tenure

Air Source Heat Pump, Mains Water & Drainage

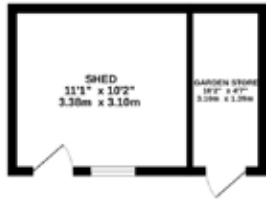
Breckland District Council - Tax Band D

Ultra Fast Broadband Available - please see [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)

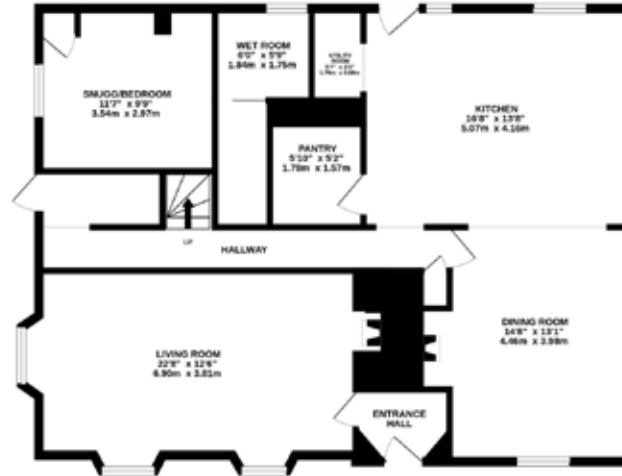
Freehold



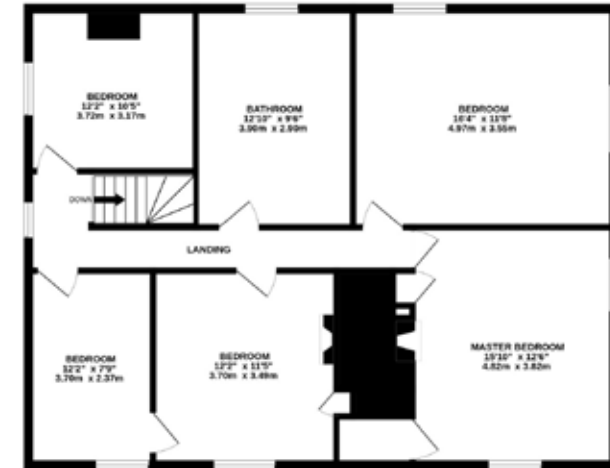
OUTBUILDINGS  
0 sq.ft. (0.0 sq.m.) approx.



GROUND FLOOR  
1007 sq.ft. (93.5 sq.m.) approx.



1ST FLOOR  
999 sq.ft. (92.9 sq.m.) approx.



SQ.M. DOES NOT INCLUDE THE OUTBUILDINGS

TOTAL FLOOR AREA : 2006 sq.ft. (186.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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