



White House Farm  
Hardley Road | Langley | Norfolk | NR14 6DA

# EQUESTRIAN OPPORTUNITY



“This is a magnificent equestrian property, with around 18 acres of paddocks and 17 stables, a small and large manege, additional barn, woodland and more. The property itself is a delightful former farmhouse, with family-friendly character accommodation, while the location is perfect if you love nature and the countryside. It’s close to the Broads, within easy reach of Loddon and Norwich.”



# KEY FEATURES

- A Delightful Former Farmhouse with Superb Equestrian Facilities in the Village of Langley
- Four Bedrooms; Three Bath/Shower Rooms
- The Principal Bedroom benefits from an En-Suite
- Kitchen/Breakfast Room with Separate Utility and Boot Room
- Two Reception Rooms and a Study
- The Equestrian Facilities include Paddocks of around 18.3 acres (stms)
- Two Maneges, Indoor Stable Barn with 17 Stables, Tack Room, Feed Room and Wash Down Area
- Additional Very Large Barn and Plenty of Parking
- Double Garage with Utility Area and WC
- South Facing Gardens and Woodland Area
- The Accommodation extends to 2,402sq.ft
- Energy Rating: D

Having been both a riding school and successful livery yard, this property comes to the market offering huge potential with many different ways you could enjoy an excellent income and wonderful family home. Perfect for an equestrian family or a couple who want to run a business on the land, it's rare that properties like this become available – don't miss your chance!

## What Will You Choose?

In a glorious position down a quiet country lane, the property here sits opposite open fields. An unassuming driveway runs between the house and its neighbour, which is side onto the road and very private, and gives no clue as to the size of the plot. Head down the drive and the stables, paddocks and two maneges open up in front of you, with plenty of hard standing for vehicles. The current owners ran a popular livery business here for a number of years and can confirm that there's a high demand for the service. Prior to that, there was a riding school here, with the former owners running summer kids clubs and classes in addition to their regular sessions. If you're looking for an equestrian business, certainly the demand is here and you could choose to go down either route. Everything is already in place building-wise, with Horserail fencing around all the perimeter, further outbuildings for storage. If you prefer, you could introduce glamping pods on some of the fields – you just need the right permissions and you're away (there's road access to the far end of the land), graze other livestock or simply enjoy the lifestyle if you're a large family of keen equestrians. The outbuildings also offer potential, subject to planning.





# KEY FEATURES

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## All You Need

This would be a lovely place in which to raise a family, with the children at home among the comings and goings of the yard and benefitting from a healthy outdoors lifestyle. The current owners have been busy with their horses and their livery business, but former owners had a large family and held many family events here – you certainly have the space! The farmhouse lends itself to family life and to entertaining, with well-proportioned rooms full of character. The current owners have updated the property whilst still allowing its charm to shine through, creating a comfortable and welcoming home in the process. A large sitting room is the perfect place to gather, cosy with the fireplace in winter, then you have a spacious kitchen breakfast room with plenty of room for a large table, with double doors leading to a formal dining room. It's a practical home, with a boot room and utility for all the muddy shoes and jackets, so you can keep everything contained! And there's also a study where you can hide away and work in peace. Upstairs, four good size bedrooms offer a lovely outlook, with a family bathroom and a full en-suite to the principal bedroom.

## Fresh Air And Green Space

Step outside and there's a south-facing garden to the front of the farmhouse. You can soak up the sun here, or wander down to the woods. There's plenty to keep nature lovers happy too, with owls, deers, buzzards, red kites and more passing over, as well as swans nesting on the dykes beyond the fencing. The views are phenomenal, stretching out over the marshes and farmland. You have the security of neighbours here, but because your land opens up at the back, it's also very private and feels wonderfully open. If you're new to the area and you'd like to get to know people, you can attend some of the groups and events at the village hall or at nearby Langley Mill. Loddon is the closest town, but you are also within easy reach of Norwich, if you fancy a trip to the theatre or a spot of shopping.

































# INFORMATION

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## On The Doorstep

Langley is situated just 11 miles from the city of Norwich with easy access to the A47 Southern Bypass which provides connection with the A11 and A140, the two main routes exiting Norfolk. The attractive village offers direct access to the Norfolk Broads with local amenities found in the nearby village of Loddon.

## How Far Is It To?

The city of Norwich is a short drive away and enjoys a thriving business community and retail centre together with many different cultural and leisure facilities to suit most needs. The county capital provides theatres, restaurants, bars, cinemas, cafes and two shopping malls amongst numerous other facilities. There is also a main line rail link to London Liverpool Street as well as an International Airport.

## Directions

Proceed out of Norwich on the A146 Beccles road heading towards Langley and Chedgrave. After passing through the village of Thurton take a slight left onto Norwich Road heading towards Chedgrave. Take a slight left onto Rectory Lane and continue onto Hardley Road and Lower Hardley Road. Turn left onto Cross Stone Road and continue onto Hardley Street and then left onto Hardley Road, where the property will be located on the right hand side.

## Services, District Council and Tenure

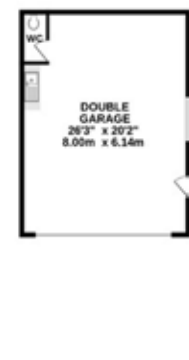
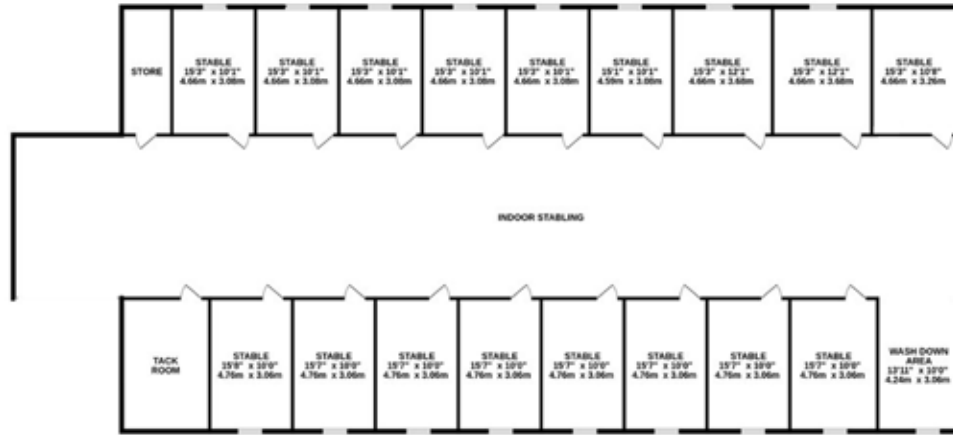
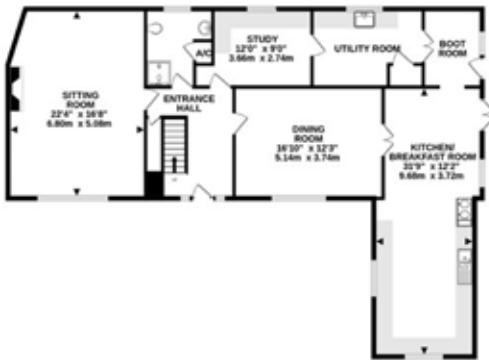
Oil Central Heating, Mains Water, Septic Tank Drainage

Broadband Available

Mobile Phone Reception - varies depending on network provider  
Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) - for Broadband/Mobile availability

South Norfolk District Council - Tax Band E

Freehold



**STABLES**  
5328 sq ft. (494.1 sq.m.) approx.



**BARN**  
3273 sq ft. (304.1 sq.m.) approx.

**FLOOR AREA - MAIN HOUSE (EXCLUDING GARAGING & OUTBUILDINGS) : 2402 sq.ft. (223.2 sq.m.) approx.**  
**TOTAL FLOOR AREA : 11522 sq.ft. (1070.4 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 - lowest running costs			
(94-100)	A		
(81-93)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		67	79

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# FINE & COUNTRY

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