



THE STORY OF

# White Lodge Sawmills

*Feltwell, Norfolk*

SOWERBYS



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Feltwell, Norfolk  
IP26 4DR

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Detached Bungalow

Working Sawmill

Sitting on a Plot of Approximately  
Two Acres (STMS)

Living Accommodation Stretching to 995 Sq. Ft.

Kitchen/Dining Room

Sitting Room with Feature Fireplace

Rural Location

Three Bedrooms

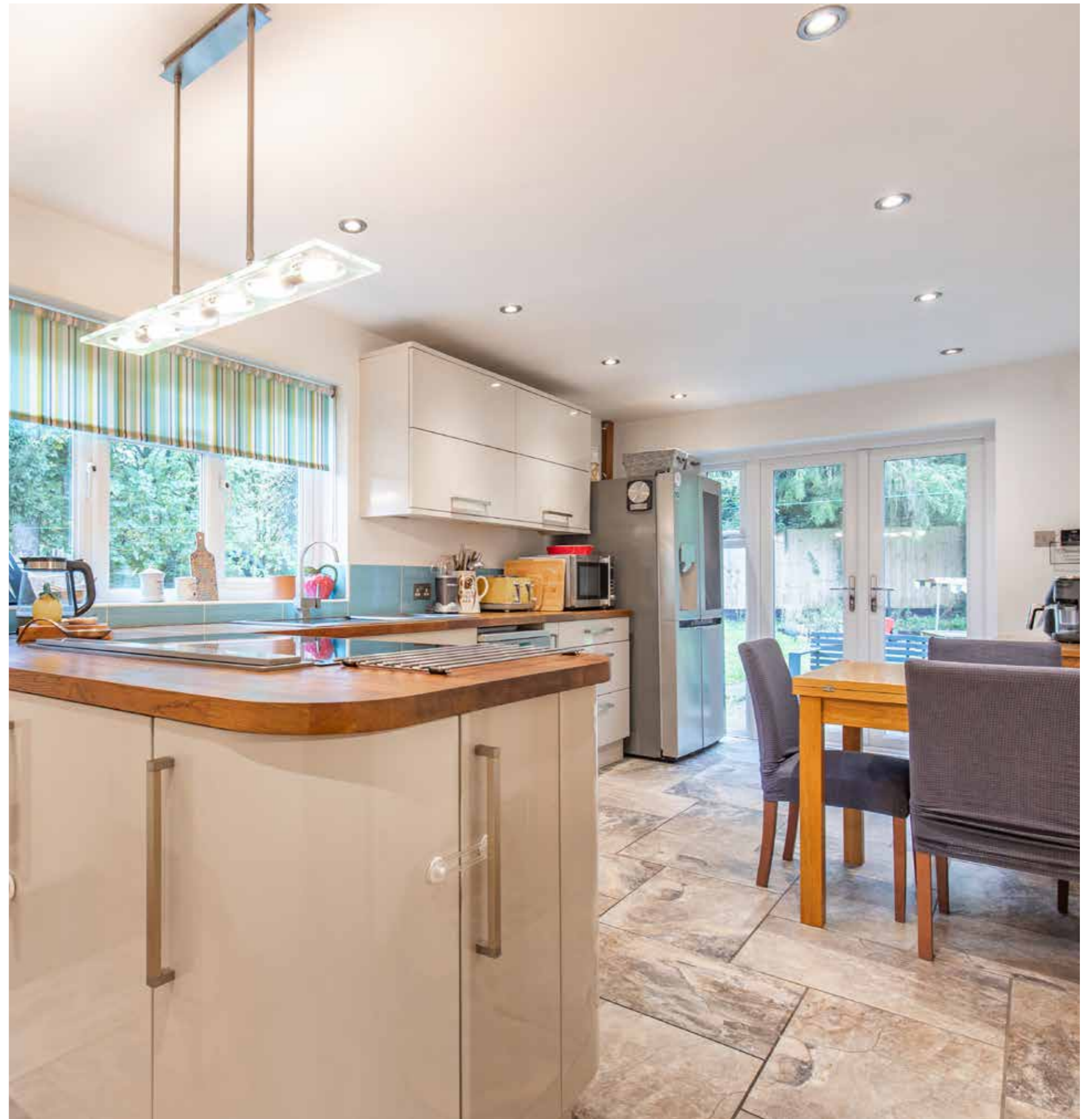
Several Outbuildings, One of  
Which Was Used as an Office

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White Lodge Sawmills presents a rare opportunity to acquire a versatile property set on approximately two acres (STMS) of land. Currently operating as a successful sawmill, the site offers a wealth of potential for continued business use or reimagining as a private residence or combined live-work space.

The property includes a thoughtfully updated three-bedroom bungalow at the front, featuring a private, secluded garden. The bungalow offers a warm and welcoming layout, with a spacious living room to the right as you enter, complete with a charming log burner and a stylish, built-in media wall.

Toward the rear, the modern kitchen/dining room opens onto the private garden through elegant french doors, creating a seamless indoor-outdoor flow. The remainder of the home includes three well-proportioned double bedrooms, each thoughtfully appointed with built-in storage and enhanced by pocket doors to maximise space. A contemporary family bathroom completes the residence, making it an ideal blend of comfort and style.

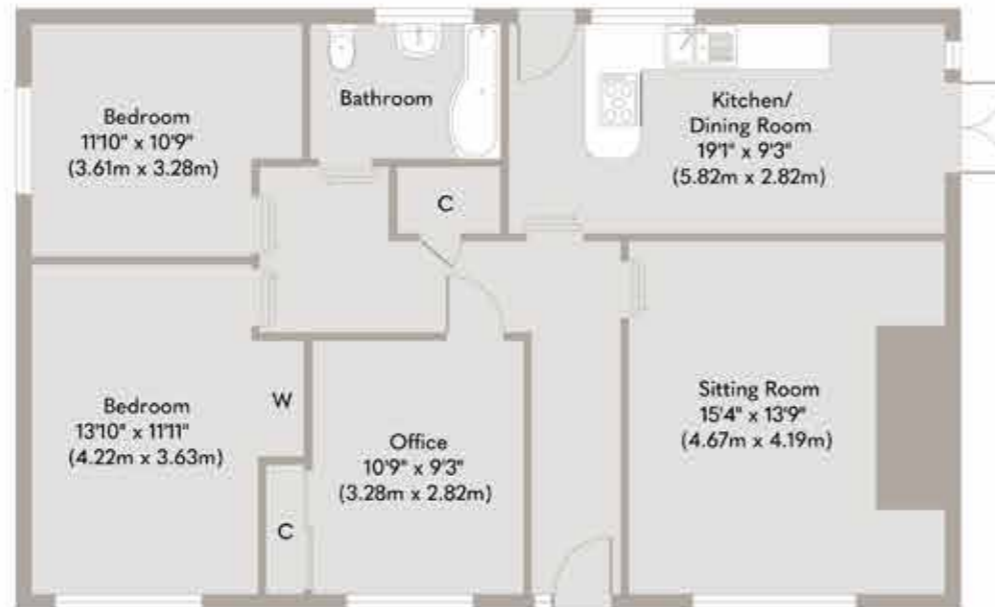
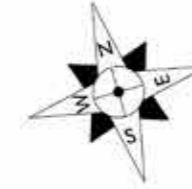
Beyond the bungalow, the sawmill grounds unfold, offering extensive space and multiple outbuildings. An outbuilding directly behind the home previously functioned as an office for the sawmill operations and could be easily transformed into an annexe or studio if desired. Additionally, the property boasts five substantial sheds, providing ample storage or workspace.

White Lodge Sawmills offers remarkable potential for those seeking a lifestyle property with business flexibility. The current owners are open to discussing the continuation of the sawmill business, adding a unique dimension to this exceptional offering.





Outbuilding



Approximate Floor Area  
995 sq. ft  
(92.40 sq. m)



Outbuilding  
Approximate Floor Area  
1,358 sq. ft  
(126.15 sq. m)

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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# Feltwell

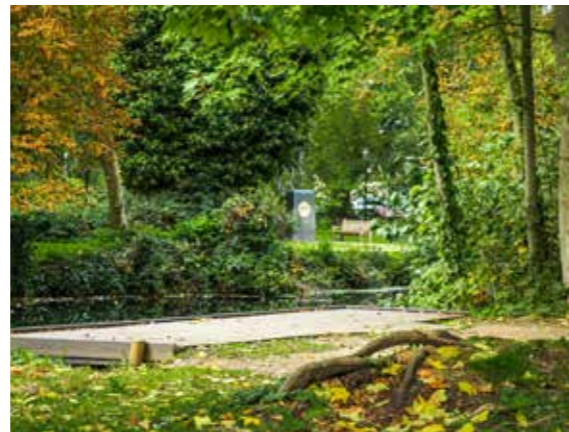
EMBRACE VILLAGE LIFE WITH  
MODERN COMFORTS CLOSE BY

The large village of Feltwell is ideally located for walks or bike rides in picturesque country surroundings. The street known as 'The Beck' was once a river.

The village is incredibly well served, with a convenience store, a Post Office, and numerous shops, as well as two pubs and a Chinese takeaway. With a thriving community, there's a social club and plenty of leisure activities to take part in. Residents also benefit from a primary school, a doctor's surgery, a pharmacy and a vet. The village also has two churches and a Methodist chapel. Unless you want to, there's no need to leave!

Further amenities are available in Downham Market, Ely and Thetford, each within a 30 minute drive. Approximately 20 miles away, perched on the banks of the River Ouse, King's Lynn has been a centre of trade and industry since the Middle Ages, and its rich history is reflected in the many beautiful buildings which still line the historic quarter.

With Cambridge, Peterborough and Norwich all within an hour's drive and a direct rail line from King's Lynn and Ely into London King's Cross, a growing number of professionals are attracted to the area. It's easy to see the appeal of this central location within easy reach of the wider world, yet enjoying the tranquillity and beauty of the Norfolk and Suffolk countryside.



## Note from Sowerbys



“White Lodge Sawmills offers remarkable potential for those seeking a lifestyle property with business flexibility.”



### SERVICES CONNECTED

Mains electricity and water. Oil fired central heating. Drainage via septic tank.

### COUNCIL TAX

Band B.

### ENERGY EFFICIENCY RATING

D. Ref: 2815-3943-7200-0254-3204

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: ///subway.repair.appointed

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# SOWERBYS

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 St Martins  
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for the homeless

 mind  
Norfolk and  
Waveney

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Charity  
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Air Ambulance

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