



THE STORY OF

White House Farm

Great Ellingham, Norfolk

SOWERBYS



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White House Farm

Great Ellingham, Norfolk
NR17 1LN

Located in the Popular Village of Great Ellingham

Internal Accommodation Stretching
to Almost 4300 Sq. Ft.

Five Double Bedrooms

Five Reception Rooms

Large Kitchen/Breakfast Room

Two En-Suite Shower Rooms
and a Family Bathroom

Potential to Create a Self-Contained Annexe

Large Private Driveway Behind Electrical
Gates with a Double Garage

Mature Garden

SOWERBYS DEREHAM OFFICE

01362 693591

dereham@sowerbys.com





White House Farm is a striking contemporary residence set in the heart of Great Ellingham, combining modern design with country styling. Built in 2019, this detached home boasts a distinctive glass façade, thoughtfully designed interiors, the potential to create a self-contained annexe, all set within a large plot, behind secure electric gates.

The interior has a sense of space and light, with solid oak flooring and open-plan living spaces that flow seamlessly into the gardens. The sitting and dining room features a log burner and French doors, while the additional sitting room opens onto the expansive rear terrace. The kitchen and breakfast room, complete with a central island and granite worktops, serves as the heart of the home, with a garden room offering south-facing views of the surrounding grounds.

Positioned to the right-hand side of the property is a versatile space that could easily be transformed into a self-contained annexe, ideal for multi-generational living. Currently, this area includes a spacious utility room with a staircase leading to an expansive loft that spans the full length above the double garage. With minimal adjustment, this section of the home could offer independent living quarters, seamlessly integrating practicality with privacy.

The first-floor houses five generously sized bedrooms, including a luxurious principal suite with a dressing room and en-suite, alongside a family bathroom and additional en-suites.

The gardens enhance the property's appeal, with manicured lawns, mature trees, and a spacious terrace overlooking paddocks and open fields. A double garage and ample driveway space complete this exceptional home, blending elegance, versatility, and a stunning rural setting.





First Floor
 Approximate Floor Area
 1,009 sq. ft.
 (94.78 sq. m)



Ground Floor
 Approximate Floor Area
 2,045 sq. ft.
 (191.84 sq. m)

Annex Ground Floor
 Approximate Floor Area
 371 sq. ft.
 (34.57 sq. m)

Garage
 Approximate Floor Area
 451 sq. ft.
 (42.00 sq. m)

Annex First Floor
 Approximate Floor Area
 499 sq. ft.
 (46.33 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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Great Ellingham

A STRONG COMMUNITY IN THE HEART OF BRECKLAND



A popular Breckland village, Great Ellingham benefits from a number of amenities including a primary school, recreation centre, village shop, post office and public house. In addition, the village is within easy reach of the A11 which gives easy access to Norwich, the A47 and furthermore to London and the Midlands.

Great Ellingham is conveniently situated just two miles from the vibrant market town of Attleborough which offers well regarded schooling for all ages, an excellent range of local services and specialist independent retailers, Sainsbury and Lidl stores and a thriving business community. The train station provides direct trains to Norwich and Cambridge.

Three miles to the north, the many and varied local shops of Hingham have the special character of a small market town, with grand Georgian architecture surrounding its village green. There's an excellent range of amenities, and frequent bus services provide access to the surrounding villages and towns of Wymondham, Attleborough, Watton, Dereham and Norwich.

18 miles away, the cathedral city of Norwich has many restaurants, shops, supermarkets and services including an international airport.



Note from Sowerbys



“A striking contemporary residence set in the heart of Great Ellingham, combining modern design with country styling.”



SERVICES CONNECTED

Services to be confirmed.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

B. Ref: 1539-5832-5000-0818-3292

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: ///wriggle.lasted.skies

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SOWERBYS

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for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
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 East Anglian
Air Ambulance

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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

