



THE STORY OF

White House

Little Snoring, Norfolk

SOWERBYS



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White House

The Street, Little Snoring, Norfolk
NR21 0AJ

Detached Period Property

Village Location

Additional Self-Catering Annexe

Characterful Accommodation

Log-Burners

Countryside Views

Plot Stretching to Circa 3 Acres (STMS)

Enormous Potential to Update and Personalise

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Set on an expansive plot which spans circa 3 acres (STMS), White House provides a unique opportunity to purchase a property providing space, privacy and rural charm, perfect for those with the vision to modernise and create their dream home.

The main house retains much of its original character and offers plenty of room to re-imagine the existing living space. A blank canvas to transform this home to suit your personal needs and lifestyle. The spacious and versatile layout has previously catered perfectly for multi-generational living, and in more recent years has enabled the current owner to return an income from the adjacent annexe.

White House Cottage provides an excellent space for a multitude of different purposes. Whether the next custodian continues the holiday let, or perhaps even incorporates it into the main house, there is a generous amount of space in this delightful annexe. It is afforded its own private garden and a separate driveway to the front also.

The generous land which surrounds the property provides endless possibilities. With around 3 acres (STMS) at your disposal, there is the opportunity for ample outdoor projects, or even further development subject to any necessary permissions. The peaceful countryside setting on the outskirts of this popular village leaves you in easy reach of local amenities in the town of Fakenham whilst being only a short drive from the North Norfolk coastline.

White House provides an exciting opportunity for a private and peaceful countryside home, with enormous potential.



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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Little Snoring

THE PERFECT MIX OF
COAST AND COUNTRY

Coast or country? If your heart is set on rural life, but within easy reach of the sea, Little Snoring is top of the list. While sandy beaches are just ten miles away, this little village is perfectly positioned halfway between King's Lynn and Norwich within easy reach of Fakenham, Holt and Swaffham, making for an easy commute.

Surprisingly, Little Snoring is actually larger than Great Snoring. This is likely because it was a major British airbase during World War II and was only decommissioned in the 1950s.

This village itself has a pub, shop and post office, whilst less than three miles away is the bustling market town of Fakenham.

Out of working hours, there's plenty to keep you entertained including the thriving independent Central Cinema, a perennial favourite with locals. Enjoy a fun glass-blowing session with the kids at Langham Glass, reconnect with nature at Pensthorpe or blow the cobwebs with a walk at nearby Sculthorpe Moor.

For something fancier, dress up to the nines and enjoy a day out and a flutter at Fakenham Racecourse, or team up with your playing pals for a round at Fakenham Golf Club, set in and around the racecourse. And Thursford is just four miles away with its magnificent collection of steam engines and organs – a visit to its Christmas spectacular gives a West End theatre excursion a run for its money!



Note from Sowerbys



“...the generous land which surrounds the property provides endless possibilities.”



SERVICES CONNECTED

Mains electricity and water. Oil fired central heating.

COUNCIL TAX

White House - Band D.

White House Cottage - Band B.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///glorified.magnetic.encourage

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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