



Whitehouse Farm
Rackhams Corner | Corton | Suffolk | NR32 5LB

A COUNTRY RETREAT



Welcome to this beautiful Georgian Farmhouse, full of original features, with rooms that all unfold in a series of elegant yet comfortable spaces, designed for both family life and the fun of entertaining.
All set in a private, mature one acre plot with a sandy beach a few minutes away,
and road and rail links for connectivity.



KEY FEATURES

- A Beautifully Finished Georgian Grade II Listed Former Farmhouse with Rural Views
- Located in the Village of Corton and a Short Drive to the Local Beaches
- Five Bedrooms and Four Bath/Shower Rooms
- The Principal Bedroom benefits from a Dressing Room and an En-Suite
- Kitchen/Breakfast Room with Separate Utility Room and Pantry
- Four Reception Rooms
- Sitting in a Plot measuring 1 acre (stms)
- Stunning Walled Courtyard to sit and enjoy Al-Fresco Dining
- Brick Outbuilding with Power Connected ideal for a Home Office
- Triple Cart Lodge and Plenty of Parking
- The Accommodation extends to 3,746sq.ft
- Energy Rating: E

Lovingly remodelled and extended, this characterful yet contemporary home offers so much. The current owners have taken on this labour of love, with great attention to detail, embracing the past, restoring typically Georgian features, and creating immaculate outside spaces to enjoy.

Step Inside

The splendid decorative pilasters flanking both sides of the front door, with ornamental pediment above, leads you to an impressive entrance hall with beautifully restored original tiled floor and stairs straight ahead. Once inside, to the left you find a sitting room of rather refined grandeur, currently home to a grand piano and you can just imagine resting by the fireplace watching flickering flames and listening to the piano. To the right is a more relaxed drawing room with original brick fireplace, and wonderfully tall sash windows to flood this space with light. Venture further along the hallway and you find a handy cloakroom and the office, ideal for working from home, light, bright and with space for two desks and multiple screens if needed. A second staircase is found just before you enter the dining room with original quarry tiled floor and feature brick fireplace, positioned so well just off the kitchen. This enormous space easily accommodates large dinner parties and festive gatherings and has been used as a bedroom in the past. It leads to a ground floor wet room, futureproofing for one level living and useful for guests, with any number of reception rooms easily affording a sofa bed or repurposing as bedrooms. The heart of the home is the kitchen with stylish cabinetry, travertine floor and central island, a marvellous marriage of contemporary and traditional with the huge electric AGA nestled into an original brick fireplace. A complete electric companion oven with four burners and two ovens is also on hand for summer, when the AGA can be switched off. The uniqueness of this home continues with a Narnia style hidden pantry – walk “through the cupboards” into a large larder with compartments and multi-level storage options, every chef’s dream. At the other side of the kitchen is the practical utility room, perfect for laundry and muddy boots along with a cloakroom with an external door, great for gardeners, tradesmen and outside play.





KEY FEATURES

Ancient & Modern

This home is a stunning masterpiece, restored back to Georgian splendour and includes new wooden frames for sash windows, period colours for the gracefully proportioned rooms, restored heritage flooring, exposed brick fireplaces and multi pane windows, all complimenting the high ceilings, and of course that wonderfully grand entrance. The earthy neutrals in the colour scheme add to the feeling of luxury, creating a successful mix of formal and grand with relaxed, welcoming comfort. The space is another captivating factor in this elegant home - from the extensive driveway, cart lodges and parking, to having room to roam in the landscaped formal gardens, you can choose to sit all together or retreat to a more private spot, or explore the countryside and beach, yet still enjoy plenty of space inside for generations to reunite. This is a house perfect for entertaining a crowd, with lots of room for everyone to socialise, to stay and to still enjoy privacy with four bathrooms and no less than six toilets!

Explore Upstairs

The central stairs lead to a landing with a few steps each side. Turn left and you arrive in a spacious bedroom with a bank of wardrobes leading to a jack and jill, chic shower room, with door to a small bedroom, ideal as a nursery perhaps. To the right at the landing are two more generously proportioned bedrooms with tasteful decor, one with original fireplace again. Across the landing, you meet the small staircase at the rear of the property and hallway leading to what feels like a completely separate principal suite. A glorious boudoir complete with deep copper bathtub plus opulent wallcovering behind just begs you to take a long candlelit soak. Add to this the bespoke shower room and a dressing room with storage galore and you feel like you are in a boutique hotel.

Step Outside

The house is accessed from a long sweeping drive past the pond and ancient trees, to find the generous multi vehicle parking space. With a paddock to the left the feeling is completely of a country lifestyle and there is a gorgeous sheltered walled seating area here. To the right large lawns sprawl away towards the triple cart lodge, which could easily be closed off for garaging or workshop. A rear tumbled cobblestone courtyard is tucked just outside the kitchen and dining room and enjoys the sun for most of the day. The gardens offer tranquil views through to grazing horses and alpacas in the paddocks that stretch away into the distance. Here you can take your pick of relaxing seating for that early morning coffee or G & T at the end of the day, watching the wildlife and sunsets. There is room for budding gardeners or growers to plant beds of flowers of veggies and the large blank canvas grounds with stunning views just invite your creativity. The current owners have thoughtfully planted a fast-growing hedge on the boundary to provide increased privacy in years to come. The outbuilding has power to it and would make a great craft room or perhaps a home office away from the house.









































INFORMATION



On The Doorstep

Living here, you benefit from being just a short drive to the beach and local facilities like the restaurants, bars and activities that people come here to enjoy on their holidays. With woodland, nature reserves and sandy beaches nearby you really are spoilt for choice with places to explore, walk dogs and watch wildlife.

How Far Is It To?

The nearest town is Lowestoft with all its local amenities, shopping and beautiful sandy beach. The Lowestoft train station offers links to both Norwich and Ipswich and onward to London. Oulton Broad is 3 miles away with its nature reserves, marshes, choice of shops, cafés, parks and access to the Broads. The popular market town of Beccles is a short 11-mile drive away and the vibrant cathedral city of Norwich is just 28 miles northwest with its international airport and ever-increasing shopping and leisure facilities.

Directions - Please Scan QR Code Below

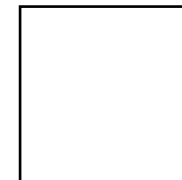
From the Beccles office, head out of town on the A146 towards Lowestoft. Continue to follow the A146 through Oulton Broad until you reach the Shell garage roundabout and take the 1st exit and continue along Gorleston Road. Go straight across the next four mini roundabouts and before you reach the large roundabout at Rackhams Corner, take a left hand turn onto the drive leading to Whitehouse Farm.

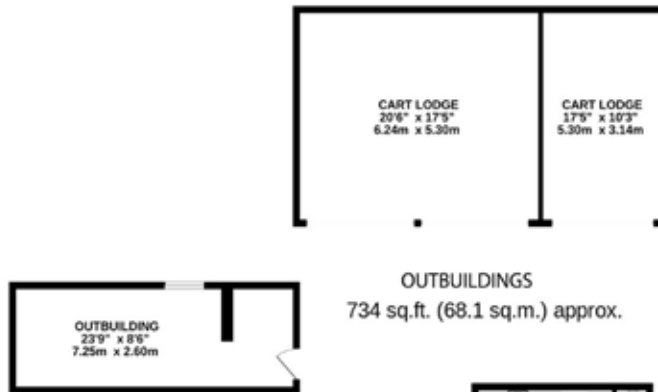
What Three Words Location

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... [conducted.acordion.metro](#)

Services, District Council and Tenure

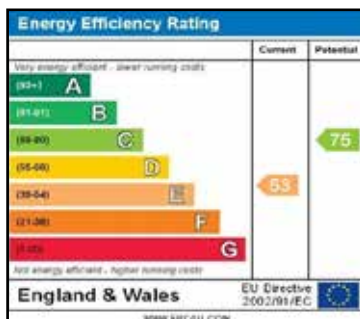
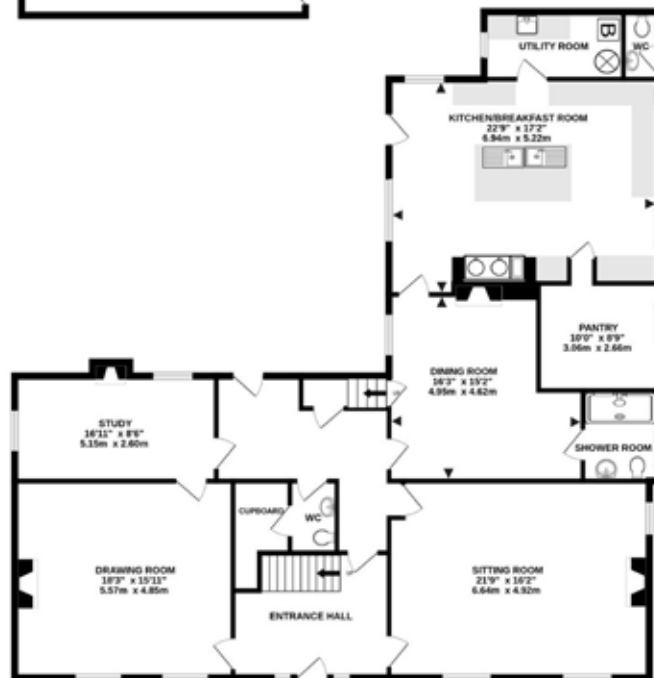
Oil Central Heating; Mains Water, Private Drainage via Water Treatment Plant
FTTC Broadband Connection - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
East Suffolk Council; Council Tax Band F
Freehold





TOTAL HOUSE FLOOR AREA : 3746sq.ft. (348.0 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
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