WHITEHOUSE FARMHOUSE
Rackhams Corner, Corton, Suffolk, NR32 5LB
Guide Price £495,000
Listed Farmhouse requiring substantial renovation and improvement throughout together with paddocks and farm buildings. Set in around 5½ acres (subject to survey)

GENERAL DESCRIPTION

Whitehouse Farmhouse has recently been vacated and comprises a detached period property, Listed Grade II as a house of architectural and historic interest, with grounds amounting to some 5½ acres, subject to survey, including garden around the house and paddocks, along with detached coach house and outbuildings. The property is being sold by Suffolk County Council and has been let for many years as part of an operational farm. It requires renovation and improvement throughout.

The farmhouse itself offers well arranged accommodation on two floors with 6/7 bedrooms and suitable reception rooms, being approached from the road via a shared drive leading up to the front of the property. The dwelling is centrally situated in its own grounds and there is potentially scope to convert the outbuildings at the rear for a number of purposes, subject to planning and Listed building consent. The farmhouse requires total modernisation and a comprehensive scheme of internal renovation and has been the subject of a number of reports, and in particular a masonry defect report is available for inspection at the office of the vendor’s agents.

There are few opportunities like this that come up in this area. The property is well set back from the road and this is an excellent opportunity to acquire a first class property with privacy and pleasant grounds.
LOCATION

Whitehouse Farmhouse is situated on the Norfolk/Suffolk border, strategically placed between Gorleston on Sea and Oulton Broad. The property is situated close to the A12 dual carriageway but well back from the road serving this important trunk road. There is easy access to Gorleston on Sea, Oulton Broad, Lowestoft, Great Yarmouth and nearby Hopton on Sea. Equally, easy access via land to St Olaves with access through to Hales, Loddon and the main A140. Historic tourist centres are within easy reach, together with local school and easy access to the Norfolk and South Norfolk Broads with their extensive waterways. The Cathedral City of Norwich is about 24 miles away and the beach is within easy reach.

DIRECTIONS

From Norwich, travel east on the A47 trunk road and on reaching Great Yarmouth branch right following signs for Gorleston on Sea. Continue past Gorleston on the A12 and at the first main roundabout go straight over and then turn right into the drive leading up to Whitehouse Farmhouse.

From London and the south, proceed north on the A12 and on reaching Oulton Broad continue north towards the A12 and the property will be seen on the left hand side just before the first main roundabout leading to the main trunk road.

THE FARMHOUSE

The property is Listed Grade II as a house of architectural and historic interest, having been listed in January 1987, and appears to date back to the 18th Century with later additions in the 19th and 20th Century. The property is arranged around an L-shaped plan with colour-washed brickwork and having a hipped pitched roof.

The property has been used as a family home for many years and includes many character features. It is approached at the front with a wide open entrance hall giving access to the principal ground floor rooms including the drawing room and dining room, with access through to the kitchen area which links in with the larder and the breakfast room, with back door to the rear courtyard and outbuildings, and ancillary rooms. There is a turning staircase from the entrance hall leading up to the first floor where there are 6 bedrooms, a bathroom and shower room off the landing and a back staircase leads down to the kitchen area.
After many years of occupation as a working farmhouse, the property is now in need of total renovation and modernisation and any buyer will need to look into the ramifications of this, but will have the rare opportunity to re-arrange the accommodation and create their own residence.

**GARDENS AND GROUNDS**

The property is approached via a shared drive leading to the front, where there is hard standing for a number of vehicles, and round to the rear and the outbuildings as well.

The grounds are an important feature of the property and include the garden around the house and a part walled garden at the side of the property, extending in all to about 5½ acres, subject to survey (See Plan).

The paddock at the front of the property acts as a buffer between Whitehouse Farmhouse and the road network. Natural boundaries include mature hedging and gates in places.

The paddock at the front of the property would be adequate for the grazing of horses and the entire property offers up a number of options for the discerning purchaser.

**FARM BUILDINGS**

A range of outbuildings and stores are located at the back of the property, being approached via the shared drive. In addition there is an outhouse immediately to the rear of the property, providing general storage.

The outbuildings are constructed of brick with pitched main roof and include the former garage with loft above, together with adjoining stabling and former cart house and a further brick and flint building with a pitched roof, all offering potential for a number of purposes, subject to the necessary planning consent being forthcoming.

**GENERAL REMARKS AND STIPULATIONS**

**Tenure and Possession**

The property is offered for sale freehold with vacant possession upon completion.

**Method of Sale**

The property is offered for sale by private treaty as a whole.

**Exchange of Contracts and Completion**

Exchange of contracts will take place as soon as is practicable with completion no later than 28 days thereafter. A deposit of 10% of the purchase price will be payable on exchange of contracts with the solicitor.

**Fixtures and Fittings**

All fixtures and fittings are excluded from the sale unless specifically referred to in these particulars.

**Services**

Mains water and electricity are connected to the property. Private drainage system. No central heating.
Sporting Rights, Minerals and Timber
These are included in the sale so far as they are owned, subject to statutory exclusions.

Wayleaves, Easements and Rights of Way
The property is sold subject to and with the help and benefit of all existing rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights, easements, quasi-easements and all wayleaves whether referred to or not in these particulars. Buyers should be aware that there is a right of way over the farm access leading to the farm buildings at the rear in favour of Whitehouse Farmhouse.

Plans, Area and Schedules
The plan attached has been prepared as carefully as possible but it should be clearly understood that any reference to area is subject to survey.

Value Added Tax
Should the sale of the property, or any right attached to it become a chargeable supply for the purpose of VAT, such tax shall be payable by the Buyer in addition to the contract price.

Disputes
Should any dispute arise as to the boundaries or at any point arising in these Particulars, schedule, plan or interpretation of any of them the question shall be referred to the arbitration of the Selling Agent, whose decision acting as expert shall be final. The Buyer shall be deemed to have full knowledge of all boundaries, and neither the Seller nor the Seller’s Agents will be responsible for defining the boundaries or the ownership thereof.

Health & Safety
Viewers should be careful and vigilant whilst on the holding. Neither the Seller nor the Selling Agents are responsible for the safety of those viewing the property and accordingly those viewing the property do so at their own risk. Viewers and interested parties should be aware that the access leading to the property is shared as a farm access with operational machinery and care should be taken when inspecting Whitehouse Farmhouse.

Town & Country Planning
The purchasers will be deemed to have full knowledge and to satisfy themselves as to any planning matters that may affect the property. East Suffolk Council are the relevant authority.

BROWN & CO ARCHITECTURE AND PLANNING
Our Architecture + Planning team provide expert advice on planning applications, architectural and urban design, master planning and building regulations. We have experience with a wide range of projects, enabling us to provide practical and creative advice and design solutions – call 01603 629871.

AGENT’S NOTES
(1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
(2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before

VIEWING
Viewing strictly by prior appointment through the selling agents’ Norwich Office. Tel: 01603 629871

These particulars were prepared in March 2019.
Ref. NRS6527
IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other matters in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: Grahta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092. 9. These Particulars were prepared in XXXX 20XX.