



Womack House
Horsefen Road | Ludham | Norfolk | NR29 5QG

WATERSIDE BEAUTY



“Perhaps one of Broadland’s most photographed homes, this property is as pretty as a picture. With the good looks of a thatched cottage and gardens leading down to the river, with a generous mooring, it sits in an idyllic position on the edge of the village of Ludham. You have amenities on the doorstep and you’re very much part of the community, but at home it’s wonderfully quiet and peaceful.”



KEY FEATURES

- A Very Pretty Thatched Property situated on the Edge of Womack Water in the Village of Ludham
- Three Bedrooms; First Floor Family Bathroom
- Kitchen/Breakfast Room with Separate Pantry
- Ground Floor Shower Room and Utility Area
- Two Reception Rooms - Part Open Plan
- The Grounds extend to 0.6 of an acre (stms) with an Orchard, Mooring and Stunning Views of the Water and Wildlife
- Outbuildings, include a Thatched Stable Building that has been used as a Pottery Studio, plus a Workshop
- Double Garage and Plenty of Parking on the Driveway
- The Accommodation extends to 1,765sq.ft
- Energy Rating: E

This is a delightful period property in a superb setting. Ideal for a couple or family, this is a place where you could raise your children or welcome your grandchildren, indulge your creativity and green fingers, marvel at the enormous variety of wildlife and head out on the river whenever you want. A waterside paradise!

A Place To Put Down Roots

The oldest part of the property is thought to have been built in the 1700s, with a Victorian extension, followed by a second-floor addition around 1900. The house belonged to a William Harrison in the 1880s – he was the fourth generation of a family of boat builders who had lived here for almost 200 years. He emigrated to America to build boats in Ohio and left the house in the care of his sister. Some of his descendants came to visit while the current owners lived here, searching for their roots, and were delighted to find the house matching a picture they had of it from 1908! The property has been in the current ownership for almost 50 years and has been a very happy home indeed. Generations of the family have been able to enjoy the property over that time and it's been the setting for many gatherings and celebrations, so it has a special place in the family's hearts.





KEY FEATURES

A Warm Welcome Awaits

The house has a lovely sociable layout, with a spacious sitting room part open to a formal dining room. The kitchen has a very large and rather wonderful walk-in pantry, as well as plenty of room for a breakfast table. A shower room, utility lobby and store complete the ground floor. Upstairs, three well-proportioned bedrooms share a spacious family bathroom and separate cloakroom. As you'd expect, the views from many of the windows are phenomenal. One of the owners' favourite places is the master bedroom, where you can sit by the window with your binoculars and see how many species of birds you can spot. Outside there are a number of outbuildings, including a double garage, a pretty thatched stable building that has been used as a pottery studio, plus a workshop. The house and outbuildings have been well maintained over the years, but there is scope to do some updating if desired. There is also an orchard, which could be a small paddock for livestock or a vegetable patch for those wishing to grow their own.

Waterside With Wildlife

The property enjoys a glorious setting on the edge of Womack Water. Its white thatched elevations catch your eye if you're passing by on the river, and the lawn slopes down gently to the water's edge. There's a long stretch of quay heading at the bottom of the garden, enough for two visiting Norfolk wherries. The owners were among the founders of Ludham Open Gardens and hit upon the idea of ferrying visitors from here to the gardens across the river, which proved a great success. Sitting out on the lawn, you watch the boats going by, and as you get to know people, you might invite them to moor up and pop in for a glass of something or a cup of tea. It's not just the boats passing by – this is heaven for any nature lovers. A family of kingfishers live in the dyke opposite and you'll see them darting up and down the river, or even sitting on the fence. Marsh harriers visit and cranes fly over to feed on the marsh. As you'd expect, there are swans, ducks and geese galore too. If you're lucky, you'll see otters coming out to play on the lawn. While it's wonderfully green and secluded here, you're only a short walk from the village centre, which is very well served, with an excellent garage, convenience store, butchers, pub, surgery and more. You can also walk to Hunter's Yard, known for its traditional wooden sailing craft, and hire a boat – there's nothing better than gliding silently down the river at sunset on a glorious summer evening.

























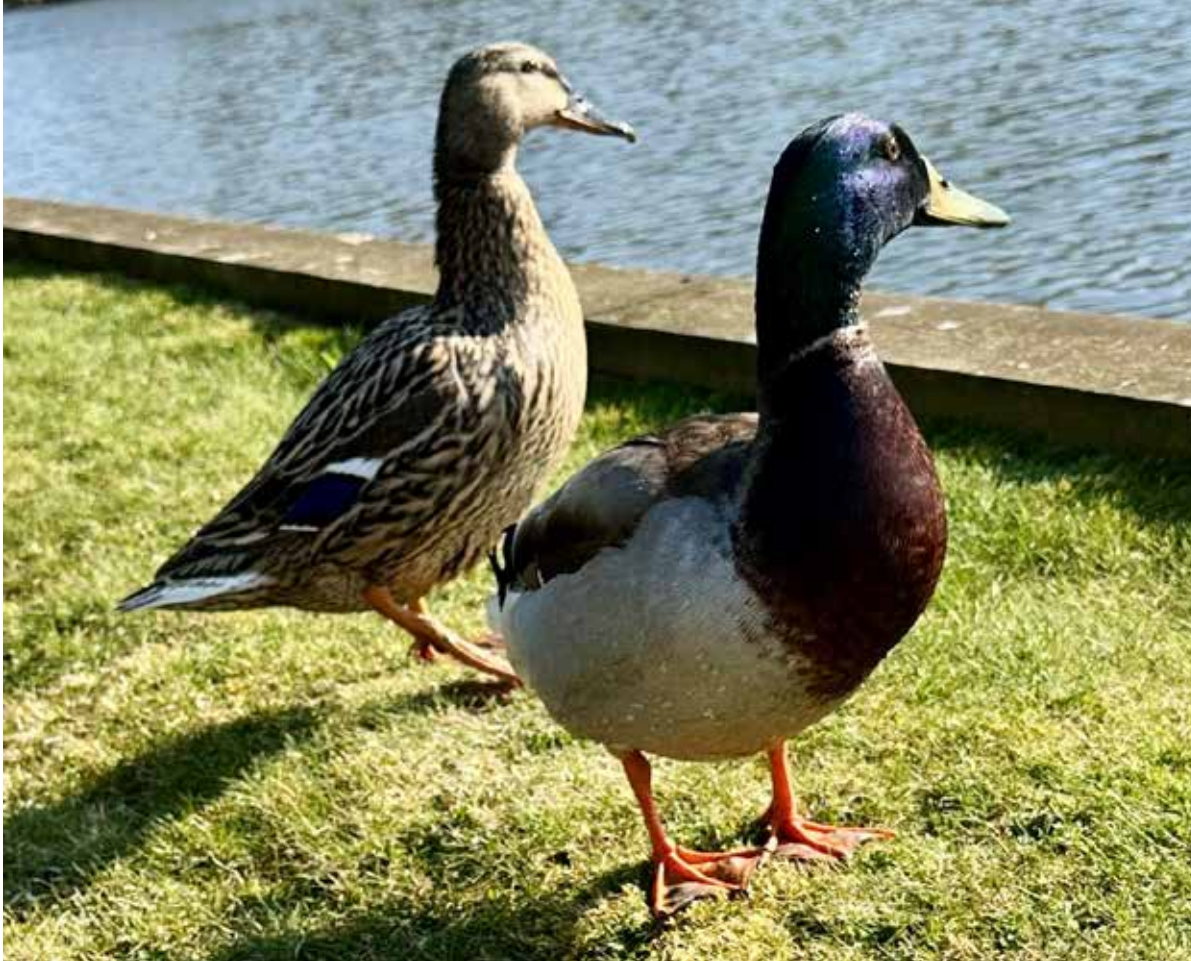








INFORMATION



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On The Doorstep

The pretty village of Ludham has a general store as well as butchers, public house, petrol station and health centre. There is an attractive church and a fine assortment of generally period properties around the centre of the village. Nearby How Hill is an ideal centre for wildlife and renowned for its electric boat trails. Hoveton/Wroxham is approximately 5 miles distant and is the centre of the Norfolk Broads offering further facilities and amenities including secondary schools and shops. There is a railway service from Wroxham to Norwich.

How Far Is It To?

Norwich, the cathedral city and regional centre of East Anglia lies approximately 14 miles distant and has a mainline service to London Liverpool Street with an approximate journey time of 1 hour 50 minutes. There is an expanding airport on the north side of the city with international flights via Schipol.

Directions

Leave Norwich on the A1151/Wroxham Road and head into Wroxham. At the roundabout take the 2nd exit onto Horning Road/A1062 signposted to Potter Heigham, Ludham and Horning. Follow the A1062 through Ludham towards Potter Heigham. As you leave the village turn right onto Horsefen Road and the property will be found on the right hand side clearly signposted with a Fine & Country For Sale Board.

Services, District Council and Tenure

Oil Central Heating, Mains Water, Private Drainage via Septic Tank

Mains Drainage is Available

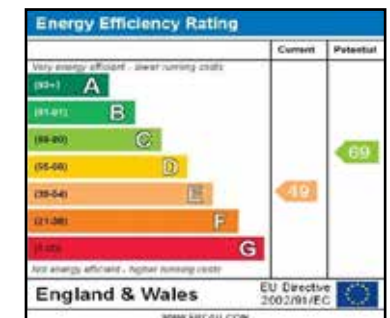
Broadband Available - vendor uses BT

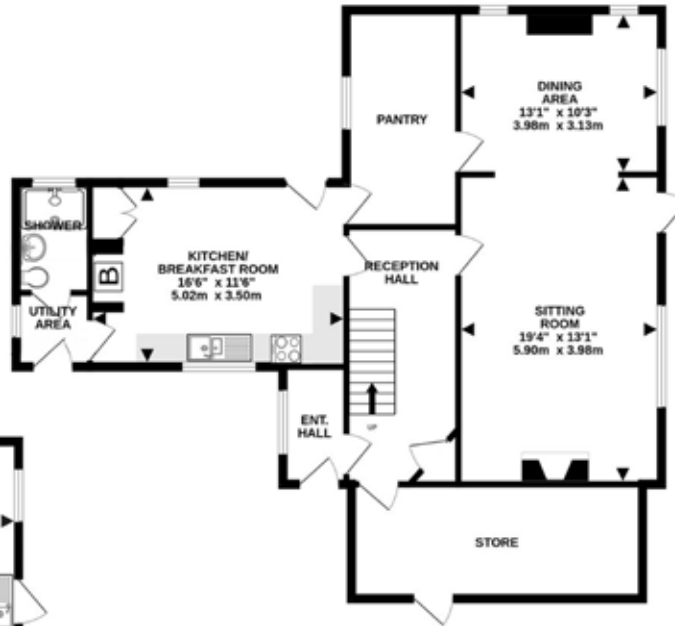
Mobile Phone Reception - varies depending on network provider

Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability

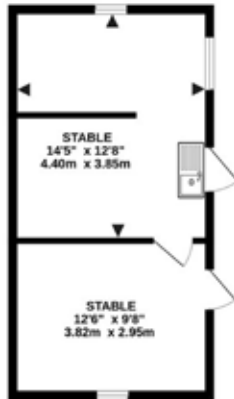
North Norfolk District Council - Council Tax Band F

Freehold

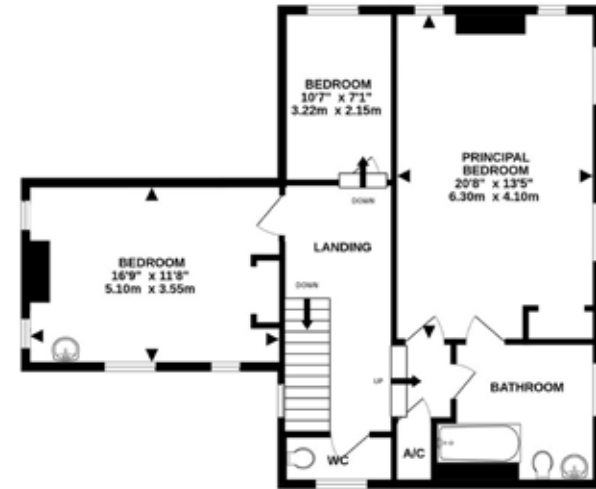




GROUND FLOOR
991 sq.ft. (92.1 sq.m.) approx.



OUTBUILDINGS
914 sq.ft. (84.9 sq.m.) approx.



1ST FLOOR
772 sq.ft. (71.7 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING OUTBUILDINGS) : 1765 sq.ft. (164 sq.m.) approx.
TOTAL FLOOR AREA : 2679 sq.ft. (248.9 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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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

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