



THE STORY OF

Carne House

Ludham, Norfolk

SOWERBYS



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Carne House

Ludham, Norfolk
NR29 5QG

Detached Mock Tudor Home

Recently Renovated Under Current Ownership

Four Well Proportioned Bedrooms

En-Suite to Principal Bedroom

Array of Large Receptions

Attached Double Garage

Wrap Around Garden Plot

Popular Village Location

No Onward Chain

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Set within the popular village of Ludham, this striking detached Mock Tudor home has been recently and sympathetically renovated under the current ownership. Positioned on a generous wraparound garden plot in the heart of a highly regarded village, the property provides both privacy and a warm, welcoming feel.

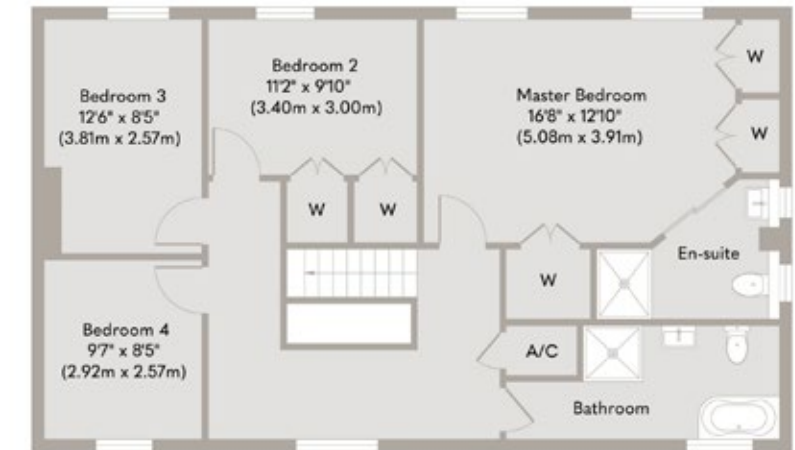
The ground floor boasts an impressive array of large reception rooms, including a spacious living room, separate dining room, study and bright garden room. Combined, these offer versatile spaces well suited to family life, formal entertaining or quiet relaxation. Natural light floods through the entire home, enhancing its sense of space and warmth, while the thoughtful layout ensures a seamless flow between living areas.

Upstairs, there are four well-proportioned bedrooms. The principal bedroom is further enhanced by its own en suite, creating a private retreat, while the remaining bedrooms are served by a well-appointed family bathroom.

Externally, the property benefits from an attached double garage with additional driveway parking. The wraparound gardens offer an excellent balance of lawned areas, mature planting and space for outdoor entertaining, making them ideal for families and keen gardeners alike.

“The village is known for its tale about King Canute and The Ludham Dragon.”





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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Ludham

HISTORIC CHARM SET AMIDST THE BEAUTY OF THE BROADS

Ludham, a quintessential Norfolk village set amidst the unique waterways of the Broads National Park, is a place where heritage, nature and community spirit blend seamlessly. Its history stretches back centuries, with connections to medieval monastic life and a long tradition of river trade, yet today Ludham thrives as a peaceful and welcoming village that draws those seeking both tranquillity and a strong sense of place.

Centred around a charming village green, Ludham offers everyday conveniences with a local shop, tearooms, a post office and a traditional pub, all serving as gathering points for the community. The village church, St Catherine's, stands as a striking landmark, its grand medieval tower rising above the surrounding landscape.

Encircled by the Broads' iconic rivers and wetlands, Ludham is a haven for walkers, birdwatchers and boating enthusiasts. The River Ant and River Thurne wind nearby, with easy access to Womack Water and a wealth of nature reserves, offering unspoilt views, abundant wildlife and endless opportunities to explore by foot or boat.

Despite its rural setting, Ludham is well connected. The fine city of Norwich lies around 15 miles to the west, providing cultural, retail and transport links, while the vast sandy beaches of the Norfolk coast, from Sea Palling to Winterton, are just a short drive away. Properties here range from period cottages to handsome family homes and waterside retreats, all contributing to the village's sought-after charm.

Ludham's appeal lies in its balance: a place where you can enjoy a slower pace of life, surrounded by natural beauty, without ever feeling far from the wider attractions of Norfolk.



Note from the Vendor



“Our favourite spot has to be the garden room - so full of natural light.”



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 0350-2298-6130-2722-7841

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: ///paint.campus.eradicate

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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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