



White House Farm
Low Road | Mettingham | Suffolk | NR35 1TP

MOVING WITH THE TIMES



“There’s centuries of character here but it’s modern and comfortable too.
Original features can be found throughout with an acre of gardens to view.
An idyllic location and rural position add to this former farmhouse’s appeal.
All set between pretty market towns by the river, with wonderful walks to seal the deal.”



KEY FEATURES

- A stunning Detached Grade II Listed Former Farmhouse sitting in just over 1 acre of Gardens (stms)
- Benefitting From Four Reception Rooms, Three Bath/Shower Rooms
- Five Bedrooms, the Fifth in the Converted Attic with Adjoining Snug and Central Heating
- Studio, Ideal for Working from Home; Scope for a Separate Annexe
- Beautifully Presented and Retains Much History and Character including Scullery with Listed Shelving and Miden
- Envious Rural Position in the Hamlet of Mettingham, between the Market Towns of Beccles & Bungay
- Convenient In & Out Driveway with Ample Parking for Several Vehicles
- Stunning Gardens, Veg Patch, Greenhouses and particularly interesting Converted Railway Carriage
- The Main Accommodation extends to 2,872sq. ft
- EPC Exempt

Lovingly renovated, this impressive period home retains plenty of beautiful features but has also been brought up to date in more recent years. Originally a simple one-up, one-down, today it's grown into a spacious family home with a fabulous garden that's been lavished with care by the current owners. Add a garden studio and converted railway carriage into the mix and you'll see this home really does stand out from the crowd.

Keeping In Character

Thought to date back to the 16th century, this Grade II listed farmhouse has seen many changes over the years. It originally had a brick barn adjacent and this was later incorporated into the house, with a scullery and bakery among later additions. Updated in the 19th century, it's been well maintained, with a further extension in the 20th century completing the accommodation. The house was carefully and sensitively renovated around 2005 and when the current owners came here in 2016 they completed the works along with doing a lot of modernisation to the house. The result is a property that perfectly blends old and new, feeling unusually authentic but with modern comforts too. While in winter, the house draws you in with its cosy feel, in summer it's delightfully cool.





KEY FEATURES

Pretty And Private

The garden was a big part of the attraction for the current owners. With green fingers, they were drawn to what was a blank canvas, mainly lawned, just waiting for someone to get stuck in. They have created beautiful surroundings with plenty of colour and wildlife, plus a thriving vegetable garden, useful greenhouses and a shed. If you're a keen gardener or you want to become more self-sufficient and try your hand at growing your own, you'll be in heaven here. And for any family with young children, this offers the chance for them to grow up in the countryside with plenty of fresh air and space to play out and explore in safety. If you work from home or you have a hobby that takes up space, the studio is ready and waiting for you – enjoy the shortest of commutes down the garden and close the door and leave your work behind at the end of the day. The owners also have a charming converted railway carriage here, with TV, heating and a small kitchenette – sure to be a hit with teens or adult children at home! There's plenty of wildlife to spot in the surrounding fields too and walks on the doorstep.

Exploring The Area

You could be in the middle of nowhere here and the peace and privacy have suited the current owners perfectly. They always feel secure, thanks to neighbours in front and to the side, but never crowded. The owners have two dogs and head out for walks straight from the front door. You can stroll along by the fields, explore the little lanes, or take a 20 minute stroll to then walk down by the river. There's a pub around 20 minutes' walk from the farmhouse, so it's nice to head down there for a drink on a summer's day. You're just a five-minute drive, if that, from the pretty market town of Beccles in one direction and Bungay in the other. In summer, you can get a boat to Beccles from the river, cycle into town or even take a walk there in around an hour.

























INFORMATION



On The Doorstep

Mettingham is a village close to the River Waveney and situated just 2.5 miles from Bungay and 3 miles from the popular Market town of Beccles. Beccles & Bungay are pretty market towns providing a fine range of local amenities including shopping and banking facilities, a weekly market, a supermarket and individual shops. There are primary and secondary schools in Beccles & Bungay and schools in the private sector in Norwich and Loddon.

How Far Is It To?

Norwich, the Cathedral city and regional centre of East Anglia is approximately 17 miles away and is a thriving city with a fast electrified rail service to London Liverpool Street along with some wonderful high street shopping & restaurants situated centrally within the city. The Norfolk Broads can be found to the east of Norwich with all manner of boating and water activities as well as nature walks. The Heritage Coast, including the popular seaside town of Southwold, is found within a 30 minute drive to the east.

Directions - Please Scan The QR Code Below

Leave Beccles on the B1062 Bungay Road and continue along this road for approximately 3 miles until you reach Low Road which you will find on the right hand side. Follow this road for about 1 mile and White House Farm will be found on the left hand side.

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...

[rooting.winners.hardback](#)

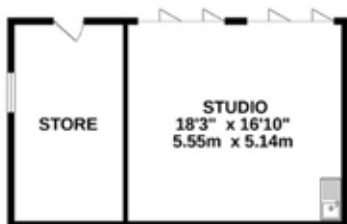
Services and District Council

Oil Central Heating, Private Drainage (Septic Tank)

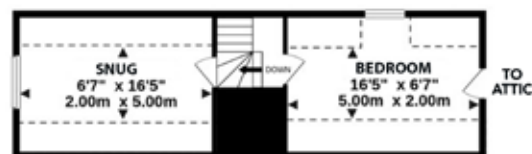
East Suffolk Council - Council Tax Band E

Tenure - Freehold

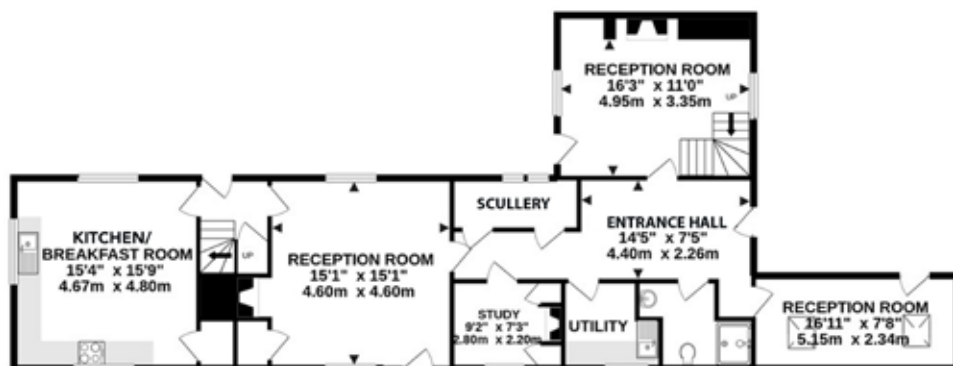




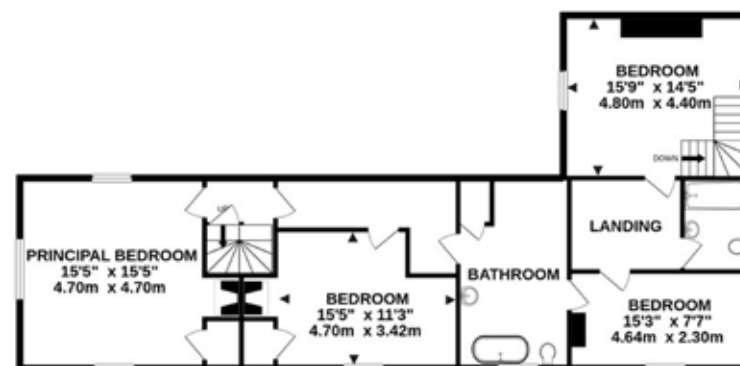
OUTBUILDINGS
467 sq.ft. (43.4 sq.m.) approx.



2ND FLOOR
425 sq.ft. (39.5 sq.m.) approx.



GROUND FLOOR
1303 sq.ft. (121.1 sq.m.) approx.



1ST FLOOR
1143 sq.ft. (106.2 sq.m.) approx.

FLOOR AREA - HOUSE : 2872 sq. ft. (266.8 sq. ft.) approx.
TOTAL FLOOR AREA : 3339 sq.ft. (310.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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DASHED AREA DENOTES RESTRICTED HEAD HEIGHT



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