



THE STORY OF  
**White House Barn**  
*Pott Row, Norfolk*

**SOWERBYS**





THE STORY OF

# White House Barn

Pott Row, Norfolk  
PE32 1DZ

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Immaculately Presented Throughout

Reception Hall

Office/Gym

Open Plan Kitchen/Living Accommodation

Utility and Walk-In Pantry

Four Bedrooms

Three Bathrooms

Beautifully Landscaped Gardens  
and Outbuildings

Open Cartshed Parking

Chain Free

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Located to the east of the historic town of King's Lynn, in the charming village of Pott Row, this exceptional family home offers the perfect blend of modern living and countryside tranquillity. Set at the end of a driveway, the property provides a sense of seclusion and privacy while remaining within easy reach of local amenities and transport links.

Built in 2015 and lovingly occupied by the current owners since 2016, this home has been thoughtfully designed and maintained to meet the needs of modern family life. The owners have invested time and care into landscaping the gardens, creating an inviting outdoor space ideal for dining, entertaining, and relaxing—no matter the weather. The expansive outbuildings, which complement the property, offer a range of practical uses, from storage to workshops, and are worth seeing in person to fully appreciate their versatility.



Inside, the spacious open-plan living area is a true highlight of the property, providing an ideal setting for both family living and entertaining. The beautifully appointed kitchen, complete with high-end appliances and a generous walk-in pantry, is a cook's dream, offering ample space for preparation and storage. The large living area, centred around a double-fronted wood-burning stove, provides warmth and comfort during the colder months, creating a cosy yet stylish atmosphere.

Upstairs, the home offers four well-sized bedrooms, including a principal suite with an en-suite shower room as well as a private dressing room. The second bedroom is currently utilised as a home office, providing an ideal work-from-home space that can also accommodate a sofa bed for guests. There are two additional upstairs bedrooms, one boasting another en-suite shower room, the other sharing a modern family bathroom with bedroom two.









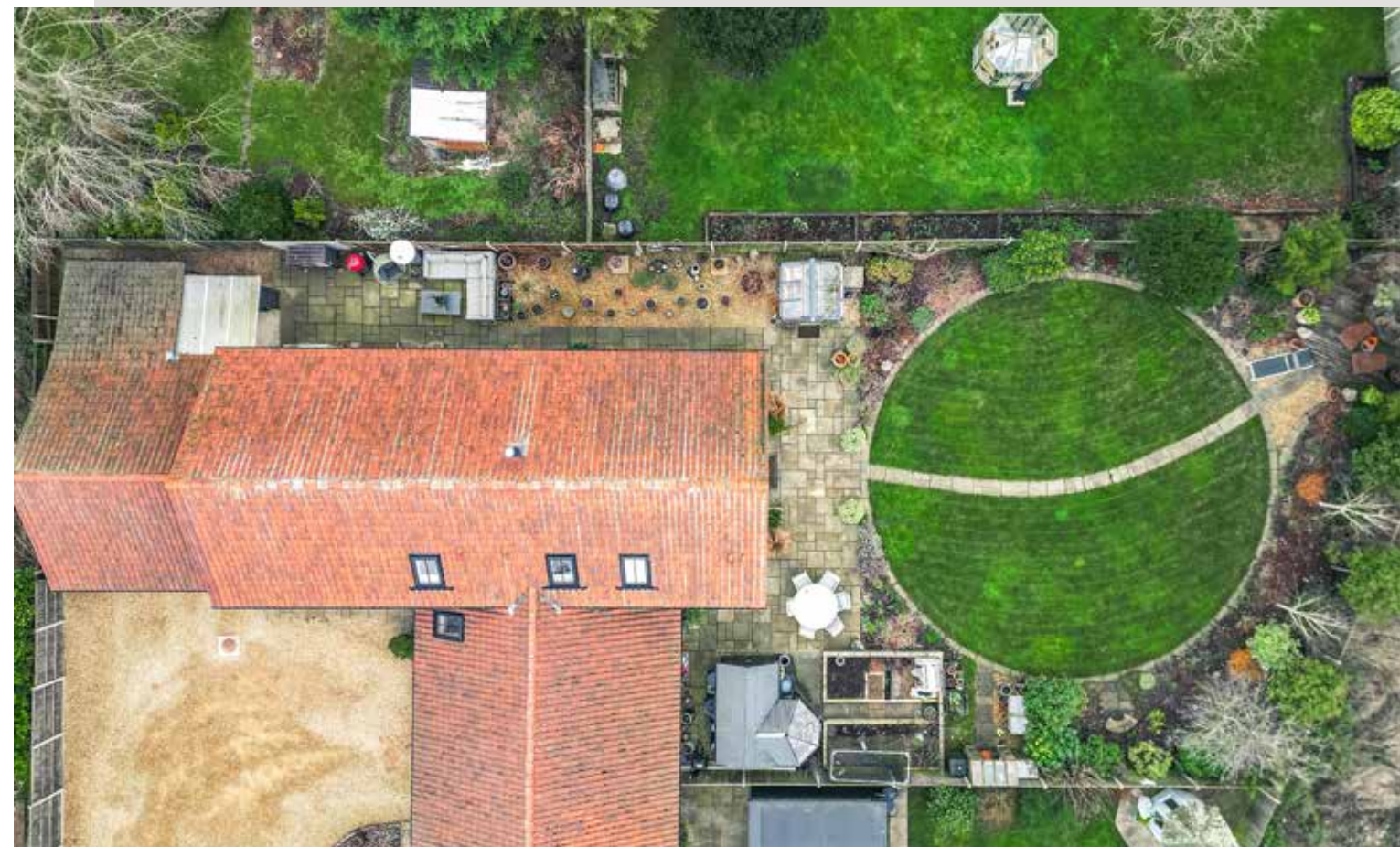


The property benefits from a shared driveway, serving just three properties, and includes an open cartshed parking area with space for two vehicles, as well as an enclosed storage area for garden tools, bicycles, or outdoor equipment.

The rear garden of this stunning home is a beautifully maintained outdoor haven, thoughtfully designed for both relaxation and practicality. At its heart lies a charming circular lawn, creating a natural focal point, while a picturesque stone path meanders through the centre, leading towards a magnificent mature tree with a delightful seating area nestled beneath its canopy—perfect for enjoying a quiet moment with a book or a morning coffee.

A spacious patio area provides the ideal setting for outdoor seating and al fresco dining, making it perfect for entertaining family and friends. Surrounding this serene space, raised beds offer ample opportunity for those with green fingers, whether for growing fresh produce or cultivating vibrant flowers. This enchanting garden is a true extension of the home, offering peace, quiet and a wonderful space for outdoor enjoyment throughout the seasons.

Offered for sale with no upward chain, this beautiful home is an ideal opportunity for those seeking a peaceful countryside retreat with all the benefits of modern living. With its well-maintained interiors, versatile outdoor spaces, and charming rural location, a viewing is highly recommended to fully appreciate all this property has to offer. Don't miss the chance to make this remarkable house your home.







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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# Pott Row

EMBRACE NORFOLK'S CHARM IN A  
TRANQUIL VILLAGE

If you're looking for somewhere to settle down and enjoy the Norfolk way of life, then the quaint, rural village of Pott Row is certainly a place to consider.

Pott Row is an expanding village merging with the neighbouring villages of Congham, Grimston and Roydon, and has a rich history of pottery production dating back centuries. It is home to the traditional Elsegood family butchers, located on Cliffe en Howe Road, which locally sources its meats. The village chapel, likely dating back to the 19th century, serves as a community hub for events like yoga, toddler mornings, and annual Christmas tree charity displays, whilst the village hall also hosts a variety of activities.

Within walking distance of Pott Row, Roydon serves an additional hub of local amenities, including the renowned Three Horseshoes pub, known for its warm welcome and delicious home-cooked food. Nearby, Roydon Common—a cherished heathland—is a favourite spot for dog walkers and nature lovers alike. Also within easy reach is Congham Hall, a luxurious Georgian manor offering fine dining, a tranquil spa, and stunning parkland, making it a perfect retreat.

The additional adjoining village of Grimston is home to the well-regarded Grimston Medical Centre, providing essential healthcare services to the village and surrounding communities.

The nearby historic market town of King's Lynn is 8 miles away with a plethora of shops, entertainment activities and eateries.

Tranquil rural living, with the convenience of a nearby bustling town and excellent travel links, Pott Row is a wonderful place to call home.



*Note from Sowerbys*



“This property provides a sense of seclusion and privacy while remaining within easy reach of local amenities and transport links.”



## SERVICES CONNECTED

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

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

B. Ref: 9348-3870-7609-9796-9515.

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: ///digit.scratches.deodorant

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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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