



THE STORY OF

# Whitegates

*Southrepps, Norfolk*

SOWERBYS



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# Whitegates

Whitegate Road, Southrepps,  
Norfolk, NR11 8XD



Detached Period Residence

Handsome Country House

Gardens, Woodland and Paddock

Five Acres (STMS) of Land in Total

Guest Cottage

Immense Charm and Character Throughout

Versatile Outbuildings

Discreet and Private Environment

Edge of Village Location

Two Miles from Coastline



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“We’ve loved the tranquillity of our house and its surroundings, especially being so close to the sea.”

Period splendour set within glorious private grounds. ‘Whitegates’ is an exceptional country house, which comes to the open market for the first time in almost 30 years. A handsome, detached residence, it sits in private formal gardens of around 2 acres with a further woodland of 1.6 acres and a separate grazing paddock of around 1.2 acres (all STMS).

Set on the edge of the pretty and traditional village of Southrepps, this distinguished home enjoys the perfect balance of Norfolk country and coastal life.

Nestled on a country lane with no near

neighbours, the property commands a discreet and peaceful environment whilst benefitting from a thriving village community, with a great pub and local store just a stroll away. Beyond the village and less than 2 miles away you will find access to the glorious north Norfolk coastline.

Believed to date from the late Georgian period, ‘Whitegates’ strikes a handsome pose with a mellow red brick façade, ornate sash windows and a slate tiled roof. The extensive and versatile accommodation is set over two floors and, along with the guest cottage, extends to over 2,600 sq. ft.





The house has been sympathetically adapted and enhanced over the years and boasts some striking and unique features which create a magical space that is full of delight.

A 31' open-plan formal reception provides an exceptional living and entertaining area with exposed beams, sash windows, two highly decorative open fires, and a rustic 'basket weave' brick floor. This immense room subtly combines a sitting room and dining space with opulent proportions yet a 'cosy cottage' feel.

The kitchen is handmade with free-standing in-frame cabinetry, capped with marble worktops and featuring an Aga. There is ample space for a breakfast table and french doors lead directly onto a sheltered terrace.

“With the lovely views, our conservatory gives the feeling of being surrounded by nature.”

The later addition of a substantial conservatory has provided highly versatile and additional living space which perfectly embraces the formal gardens and sun terraces.

The first floor features four individual bedrooms. Notably the principal bedroom suite boasts wide plank oak floors, wonderful vaulted and beamed ceilings and an en-suite shower. A family sized bathroom serves the additional bedrooms.







‘Whitegates’ stands discreetly in established and formalised grounds of just over 2 acres (STMS). The gardens provide a wonderfully serene and peaceful environment for the house, with brick and flint walls and mature trees lining the boundaries, creating a high degree of privacy. Paved sun terraces wrap around the house to create areas for entertaining and look out over sprawling, formal lawns. A large pond, a fine selection of trees and an abundance of shrubs and flowering beds create an appealing space and a thriving habitat for the local wildlife.

For the green fingered there is an established kitchen garden with vegetable plots, greenhouse, and a fine selection of productive fruit trees.

A substantial and attractive timber frame outbuilding combines a workshop, garden store and delightful covered terrace ideal for entertaining. Tucked away in one corner is a small stable block with two pony boxes and a tack room.

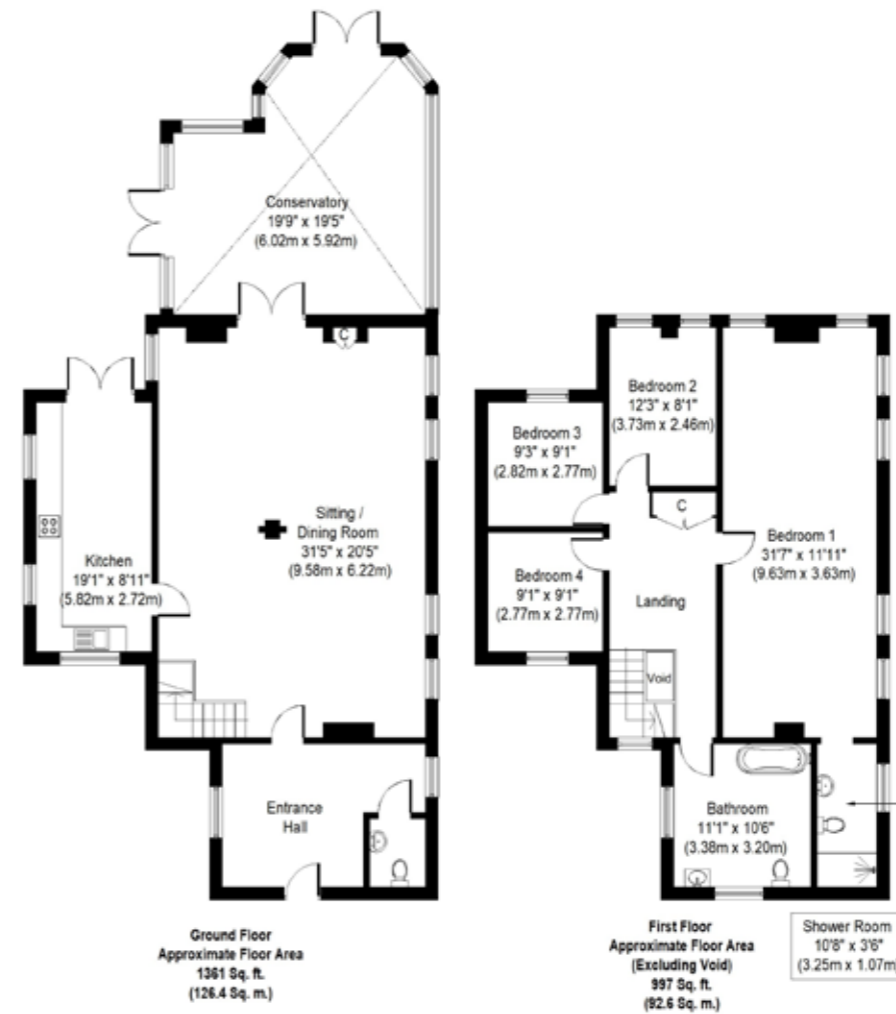
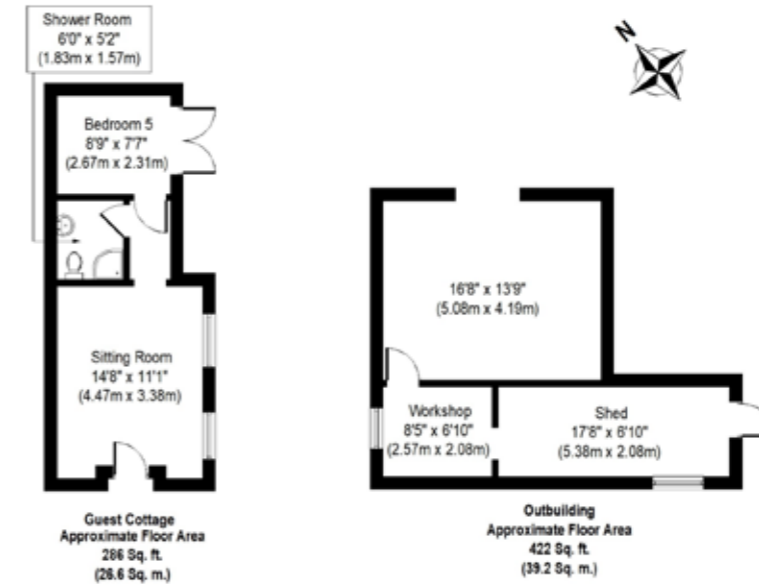
A charming, detached guest cottage, built in the style of a Georgian ‘reading room’, provides quaint accommodation that comprises a sitting room, vaulted bedroom and shower room.



In addition to the formal gardens, 'Whitegates' also benefits from a private 'broadleaf' woodland, a long strip of woodland located on the opposite side of the lane. In addition to the detached woodland, there is also a separate paddock located a few hundred yards along the lane from the house. This versatile parcel of land is fully enclosed by post and rail fencing and is currently utilised for grazing.



Commanding a delightful position on the edge of the village, with the delights of the coast less than two miles away and the towns of Sheringham, Cromer and Aylsham just a short drive away, 'Whitegates' is perfectly located for all you could need.



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.

ALL THE REASONS

# Southrepps

IN NORFOLK  
IS THE PLACE TO CALL HOME



Southrepps is a sought-after village where there is a strong community feel, glorious open countryside but also excellent access to both the coastline and the city of Norwich.

Southrepps is home to a railway station which runs between Sheringham, Cromer and Norwich, a primary school and nursery, church, a local family run grocery store and the all-important post office. The village hall holds regular quiz nights, shows and events. The village hall has a playing field which is home to Southrepps F.C. and there is a well-equipped playground for the kids to enjoy.

If it's good food and drink you're after, the local pub doesn't disappoint - the Vernon Arms is a real asset to the village with its warm, welcoming and relaxed atmosphere, high-quality cask ales and its menu created from local seasonal produce. Southrepps is one of those timeless villages that manages to stay in touch with its roots and harbor a thriving community, so why not call it home?

The north Norfolk coast is just a few miles away and is designated an area of outstanding natural beauty with its mile upon mile of uninterrupted beaches and bird and nature reserves. There are stunning sandy beaches a short drive away, including Trimingham, Overstrand and Mundesley.

The city of Norwich is just over 20 miles away, where you will find a modern cultural feel with beautiful heritage, dynamic night-life, sophisticated shopping and mouth-watering restaurants. Chantry Place Shopping Centre offers high end shopping, whilst the Norwich Lanes won the great British high street of the year with its many independent and unique businesses including shops, bars, cafés and restaurants. Norwich offers access to all the major rail links and Norwich International Airport.



Note from the Vendor



Whitegates

“It’s a tranquil paradise.”

THE VENDOR



## SERVICES CONNECTED

Mains water and electricity. Heating via oil fired central heating. Drainage to septic tank.

## COUNCIL TAX

Band F.

## ENERGY EFFICIENCY RATING

F. Ref:- 1800-8390-0422-2293-3373

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.

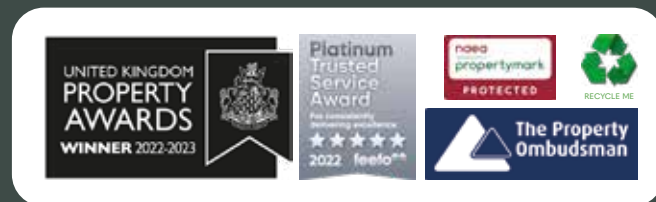
## LOCATION

What3words: ///condensed.faded.geology

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