



The White House

Mill Road, Dilham, Norfolk, NR28 9PU

BROWN & CO



The White House, Mill Road, Dilham, Norfolk, NR28 9PU

A wonderful, lifestyle four-bedroom house in charming gardens, enjoying views of the river Ant whilst being tucked away in a sought-after North Norfolk location. Striking distance to Wroxham and the coast.

£625,000



DESCRIPTION

The White House is believed to date to the early 16th century with later 1960's and more recent additions, being situated in a lovely pocket in the broads of Norfolk, bordering the river Ant. The house enjoys an enviable position being tucked away towards the end of private shingled drive benefiting from complete privacy from neighbouring properties, with a particular feature being the fine views over the river Ant and the southerly gardens.

The property is approached at the front into the entrance hall which leads past the cloakroom and into the main sitting room. The original 16th century part of the house is across the front façade and enjoys period features which include mullion style windows and a fine inglenook fireplace with log burner.

The focal point to The White House is the beamed kitchen breakfast room with a super central island and a good range of integrated appliances together with an essential Everhot range cooker. The kitchen area links in very well with the utility room and out to the associated gardens. The current vendors greatly improved this space by removing the wall between the kitchen and breakfast room creating a light and airy feel aligning with modern day living.

There are four bedrooms and a family bathroom positioned off the landing. The principal bedroom enjoys a good range of fitted wardrobes and all bedrooms benefit from superb views over the gardens and grounds.

Much of the charm of The White House remains in the delightful gardens and grounds which complement the house perfectly. The property is approached off Mill Road into a private shingled driveway which leads down to two properties. The White House is approached from the south, but the position of the house is towards the rear of its boundary therefore benefiting from the main southerly gardens at the front. The driveway itself leads up to the double garage, there is parking available for many vehicles.

The gardens enjoy many points of interest, being principally lawned, particularly at the front and rear of the house with a lovely array of flower beds and a paved seating area. The kitchen garden is well established and enjoys a large cage together with a greenhouse which will remain with the property.

A significant change to the gardens was the addition of a summer house with a further terrace that enjoys fine views back towards the house. The whole is bordered by mature hedging and a stream which flows on the rear boundary.

Services – Mains water (water softener installed), oil fired central heating, private drainage system (septic tank serviced in March 2024), mains electricity.

LOCATION

The White House is located on the edge of Dilham, a small village in unspoilt rural countryside on the edge of the Norfolk Broads, with a popular public house 'The Crosskeys'. Locally the village of Worstead has a primary school, public house and a railway station linking to Norwich with connecting trains onto London Liverpool Street and Cambridge.

The market town of North Walsham is about five miles with an excellent range of amenities including a weekly market, independent shops, a Waitrose and other supermarkets alongside education for all ages. The town also has a train station providing access to Norwich and all connecting routes.

The house is well positioned for the Norfolk Broads, with a plethora of public houses, access points to the water networks and bridleways and footpaths to enjoy nearby. The coastline is about five miles at Happisburgh, with renowned beaches.



DIRECTIONS

Leaving Wroxham on the Norwich Road, merge with the Stalham Road heading away from Wroxham. Take a left turn down Hall Road and continue till you reach the end of the road. turn left onto Yarmouth Road heading into the village of Smallburgh. As you pass through the village passing The Crown Pub on the right, take the next right turn into The Street heading into Dilham. Take the first right turn into Mill Road and the entrance to the drive will be found on the left-hand side. The driveway is clearly marked 'The White House'.

AGENT'S NOTES:

- (1) There is potential for an electric car charger in the garage.
- (2) For those interested in mooring a boat the current owners have had the privilege of doing so behind their property, this has been arranged via the neighbour on a private arrangement, and any buyer will have to make their own enquiries on this front.
- (3) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (4) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

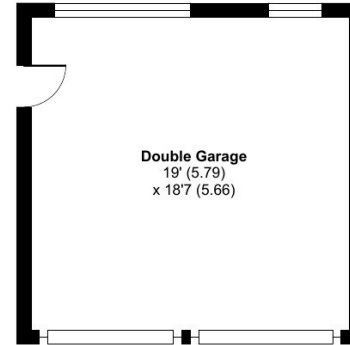
The White House, Mill Road, Dilham, North Walsham, NR28

Approximate Area = 1509 sq ft / 140.1 sq m

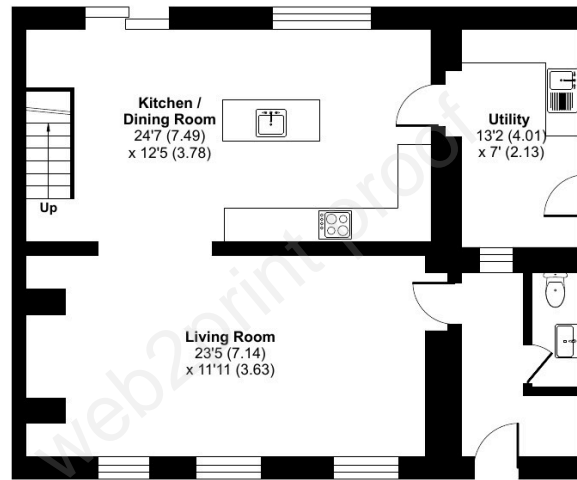
Garage = 355 sq ft / 32.9 sq m

Total = 1864 sq ft / 173 sq m

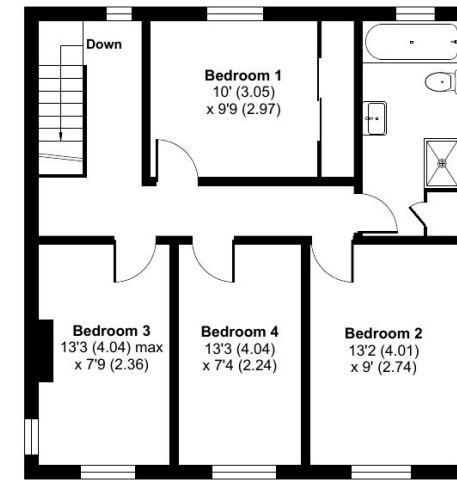
For identification only - Not to scale



GARAGE



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlchecom 2024. Produced for Brown & Co. REF: 1100791

IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated March 2024. Ref. 055035

Brown&Co

The Atrium | St George's Street | Norwich | NR3 1AB

T 01603 629871

E norwich@brown-co.com

BROWN & CO

Property and Business Consultants