

THE STORY OF

White Rose Lodge

Thursford, Norfolk

SOWERBYS



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White Rose Lodge

Green Farm Lane, Thursford, Norfolk
NR21 0RX

Exceptional Detached Country Home Set Within Approximately 1.6 Acres (STMS)

2,500 Sq. Ft. of Versatile Accommodation

Beautifully Arranged Grounds with Parterre Gardens, Raised Flower Beds, Formal Lawn, Grass Paddock and Wildflower Meadow

Detached Double Garage, Carport and Generous Off-Street Parking

Solar Panels on the South-Facing Roof Elevation

Impressive Vaulted Sitting Room with a Wood-Burning Stove

South-Facing Gardens with Fields to the South, East and West

Flexible 4/5-Bedroom Layout with Potential for Ground-Floor Living

Converted Stable Block Providing a Craft Room/Home Office and Two Store Rooms

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White Rose Lodge is a wonderful detached country home occupying a truly magical plot of approximately 1.6 acres (STMS), where beautiful gardens, far-reaching field views and an exceptional sense of space combine to create something rather special. With traditional brick and flint elevations, just over 2,500 sq ft of accommodation and a remarkable degree of flexibility, this is a home that embraces country living in all its glory.

One of the most appealing features of White Rose Lodge is its versatile accommodation. The ground floor can be configured to provide two bedrooms and two bathrooms, offering the potential for comfortable single-storey living alongside generous reception space. Depending on the chosen arrangement, there is scope for three or four reception rooms.

At the heart of the home, the country-style kitchen has an unmistakably traditional feel, complete with an Aga and separate utility room. The generously proportioned sitting room features a vaulted ceiling and wood-burning stove, creating an inviting space for the cooler months.

Perhaps the most captivating room is the garden room, extending to approximately 33ft in length. With a southerly aspect, extensive glazing and French doors opening towards the gardens, this exceptional space draws in natural light and brings the outdoors into everyday life.

The first floor provides three further bedrooms and two bathrooms, including a principal bedroom with en-suite facilities. Together with the flexible ground-floor layout, this arrangement lends itself to a variety of lifestyles, from family living and visiting guests to working from home or keeping essential accommodation on one level.









There is so much space here, both inside and out, which has made it a very versatile family home.















The gardens are undoubtedly one of the property's greatest assets. Predominantly south-facing, they offer a variety of distinct spaces, from the formal lawn and patio to attractive parterre gardens and raised flower beds. Beyond, the grounds open out to a grass paddock and, at the southernmost point, a beautiful wildflower meadow. With fields bordering the property to the south, east and west, there is a wonderful feeling of space and connection with the surrounding countryside. To the front, further gardens complement the house, while ample off-street parking, a carport and detached double garage provide excellent practicality.

Beyond the main house, a converted stable block provides a useful craft room or home office, alongside two separate store rooms. The detached double garage, carport and generous parking further enhance the property's practicality, while solar panels on the south-facing roof are an additional benefit for those considering energy efficiency.

"The gardens have given us a wonderful sense of peace and privacy over the years."

White Rose Lodge offers far more than simply a substantial detached house. Its beautifully varied gardens, open countryside outlook, adaptable accommodation and characterful outbuildings combine to create a home with real individuality.







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Thursford

A QUAINT VILLAGE WITH CHARM AND HISTORICAL RICHNESS

A small rural village tucked between Fakenham and the North Norfolk coast, Thursford is best known as the home of the world-famous Thursford Collection, one of Norfolk's most celebrated attractions. Renowned for its extraordinary collection of steam engines, mechanical organs and vintage fairground rides, the attraction also hosts the hugely popular Christmas Spectacular, Santa's Magical Journey and seasonal events that draw visitors from across the country.

Despite its peaceful rural setting, Thursford offers a handful of everyday amenities including St Andrew's Church, a garage and the well-regarded The Crawfish Inn, a long-established Thai restaurant and pub known locally for its authentic cuisine and welcoming atmosphere.

The nearby market town of Fakenham provides supermarkets, independent shops, a cinema, schools and a traditional Thursday market that continues to serve the town centre, alongside a popular monthly farmers' market. Fakenham's rich industrial heritage can still be explored via the Lancaster Heritage Trail, where plaques and historic printing blocks reveal the town's past as a nationally important centre for printing and agriculture.

Just eight miles away lies the elegant Georgian town of Holt, renowned for its independent boutiques, galleries, cafés and restaurants, as well as the highly regarded Gresham's School. The stunning North Norfolk coastline is also within easy reach, with destinations such as Wells-next-the-Sea, Holkham and Blakeney offering expansive sandy beaches, salt marshes, coastal walks and sailing opportunities.

Combining countryside tranquillity with excellent access to the coast and market towns, Thursford remains one of North Norfolk's most distinctive and well-loved villages.









Note from the Vendor



"We have always loved the peaceful setting and the feeling of being surrounded by the countryside."

SERVICES CONNECTED

Mains water and electricity. Oil fired central heating. Drainage via septic tank.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///educates.nursery.rots

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SOWERBYS

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