



White House Farm
Thorpe Road | Haddiscoe | Norfolk | NR14 6PP

HISTORY AND CHARACTER



They say home is where the heart is and nowhere could feel more fitting than here. Lovingly transformed over the years, this handsome period farmhouse has been beautifully restored while retaining all the warmth and character that make it so special.

Now ready for its next chapter, it offers an exceptional opportunity to embrace country living. Set within a wonderfully peaceful location close to both the Broads National Park and the Suffolk coast, it is a lifestyle as much as it is a home.



KEY FEATURES

- A Handsome Grade II Listed Former Farmhouse arranged over Three Floors, showcasing an abundance of Original Period Features and Timeless Character
- Four Beautifully Proportioned Bedrooms, including Two with En-Suite Shower Rooms, served by a Stylish Family Bathroom
- Three Elegant Reception Rooms, comprising Two Spacious Sitting Rooms and a Dedicated Study, each centred around a Characterful Wood Burning Stove
- Well Appointed Country Kitchen complemented by a Boot Room, Separate Utility Room and Ground Floor Cloakroom
- Private Driveway providing Extensive Off Road Parking for Multiple Vehicles
- Delightful Mature Gardens and Land extending to approximately 4.5 acres (stms)
- An Additional Shepherds Hut with a 5 Star Rating on Airbnb provides Potential of Additional Income
- Substantial Accommodation extending to 3,027 sq. ft.
- EPC - TBC

Believed to date back centuries, this handsome Grade II Listed farmhouse is a home with a remarkable story to tell. Carefully restored and sympathetically improved, it retains an abundance of original character while embracing the practicalities of modern family life. Exposed timbers, traditional fireplaces, charming architectural details and beautifully proportioned rooms create a warm and inviting atmosphere throughout. Every improvement has respected the heritage of the property, allowing its period features to remain at the heart of the home while ensuring it is ready to be enjoyed for many years to come.

Generous Living Spaces for Every Occasion

Designed to adapt effortlessly to both relaxed family life and larger gatherings, the living accommodation offers an excellent balance of comfort and flexibility. Two spacious reception rooms provide elegant yet welcoming spaces in which to unwind, each centred around the comforting glow of a wood burning stove during the cooler months. A separate study offers an ideal environment for home working, reading or pursuing hobbies, providing valuable versatility for modern lifestyles. Whether hosting friends, celebrating family occasions or simply enjoying a peaceful evening at home, the accommodation caters beautifully for every occasion.





KEY FEATURES

The Heart of Everyday Living

The kitchen provides a welcoming hub where everyday life naturally unfolds. Full of country charm and practical design, it is complemented by a separate utility room, boot room and ground floor cloakroom, making day-to-day living effortless. Whether returning from muddy countryside walks, preparing family meals or entertaining guests, these practical spaces work seamlessly together to support busy households without compromising the character and charm that defines the home.

Comfortable Accommodation with Countryside Views

Arranged across the upper floors, the bedroom accommodation offers both privacy and flexibility. Four generously proportioned bedrooms provide peaceful retreats, with two enjoying the luxury of their own en-suite shower rooms, while the remaining bedrooms are served by a beautifully appointed family bathroom. Many of the rooms enjoy delightful views across the surrounding gardens and countryside, providing a constant reminder of the peaceful rural setting in which the property sits.

Gardens, Grounds and Endless Possibilities

Stepping outside, the lifestyle on offer becomes even more impressive. The mature gardens extend to approximately two acres (stms), creating a wonderful setting for entertaining, gardening, children's adventures or simply enjoying the peace and tranquillity of the surrounding countryside. Beyond the gardens lies a further 2.5 acres (stms), of pasture land/paddock. Whether your aspirations include equestrian pursuits, smallholding interests or simply the enjoyment of owning a substantial slice of rural Norfolk, the possibilities here are exceptional.

































INFORMATION



On The Doorstep

Haddiscoe has a Primary School located close by in Toft Monks and Secondary education is provided by The Hobart Secondary School in Loddon that has an excellent reputation and in Beccles by the Sir John Leman School or the new Free School. The Village has an Anglican Church that dates back to Saxon times and an active village hall. Doctors, dentists, banks, post office, filling stations, restaurants, supermarkets, churches of all denominations and other services can be found nearby in either Loddon or Beccles which are thriving market towns with weekly market and many independent shops.

How Far Is It To?

Norwich lays approximately 17 miles north of Haddiscoe and offers a wide range of leisure and cultural facilities as well as a main line rail link to London Liverpool Street and an International Airport. Loddon is 5.5 miles away and Beccles just 6 miles away and the Heritage coast of Southwold is under 20 miles to the South East.

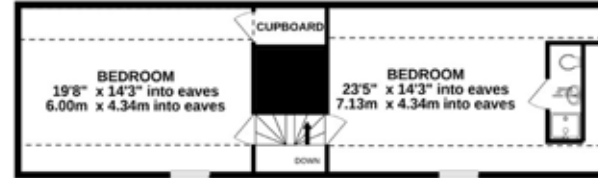
Directions - Please Scan QR Code Below

Leave Beccles on the A146 towards Norwich, when you reach the McDonalds roundabout take the third exit (A143) towards Haddiscoe. Continue on this road approximately 4 miles, through Toft Monks until you reach Haddiscoe, there is an old style village sign on the right-hand side opposite the church gate. Continue to the top of the hill and take the second turn on the left, just around the right-hand bend, onto The Loke. At the T junction turn left onto Thorpe Road. The property can be found on the right-hand side.

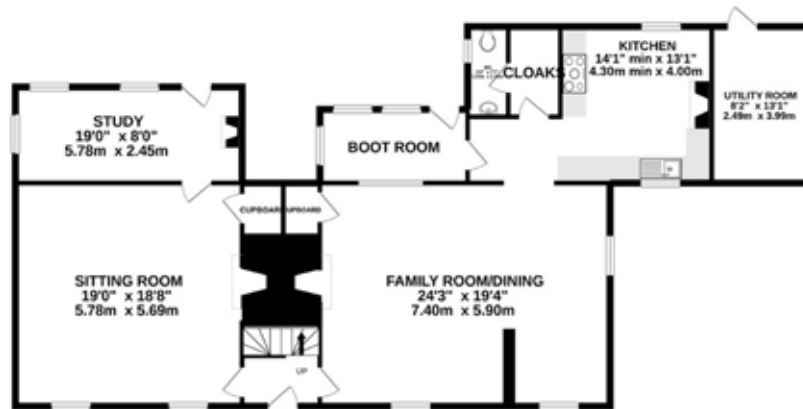
Services, District Council and Tenure

LPG Heating, Mains Water, Septic Tank Drainage
Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
South Norfolk Council, Council Tax Band F
Freehold

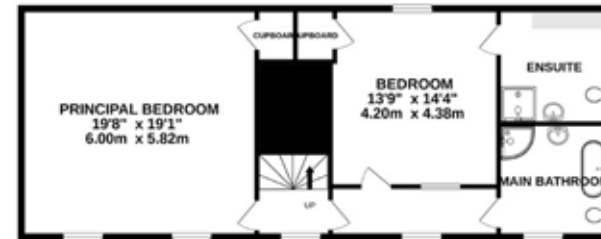




2ND FLOOR
672 sq.ft. (62.4 sq.m.) approx.



GROUND FLOOR
1458 sq.ft. (135.5 sq.m.) approx.



1ST FLOOR
897 sq.ft. (83.3 sq.m.) approx.

MAIN HOUSE
TOTAL FLOOR AREA : 3027 sq.ft. (281.2 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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This property requires an Energy Performance Certificate, which is in the process of being done

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





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