



THE STORY OF

White Horse Cottage

Leatheringsett, Norfolk

SOWERBYS



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White Horse Cottage

33 Blakeney Road, Letheringsett,
Norfolk, NR25 7JL

No Onward Chain

Handsome Period Residence with
Idyllic River Frontage Setting

Innovative and Creative Extensions

Highly Refined and Elegant Interiors

Four Key Reception Areas

Flexible Receptions Which
Could Provide Extra Bedrooms

Stunning Kitchen Extension

Principal Bedroom with En-Suite and
Two Individual Double Bedrooms

Glorious Gardens and Separate Kitchen Garden

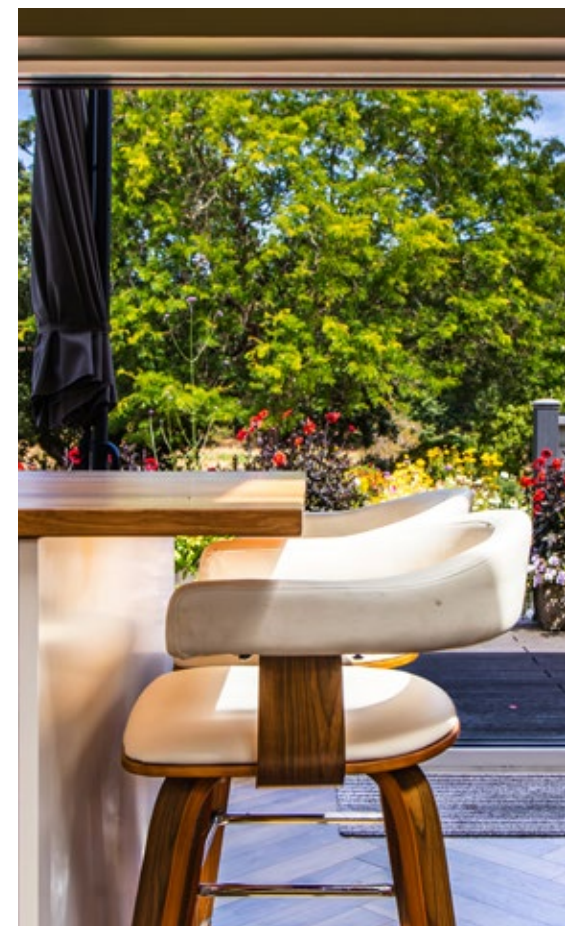
Detached Garage and Workshop

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An exceptional, period residence showcasing elegant interiors, an integrated modern extension and glorious formal gardens all set on the banks of the River Glaven in a Designated Area of Outstanding Natural Beauty. Ornate brick and flint elevations set under a pantile roof perfectly champion the region's classic architectural vernacular.

During their ownership the present owners have sympathetically remodelled, extended and enhanced this fine home to create a beguiling fusion of old and new. With enchanting space set over two floors - and a detached garage/workshop - the deceptively spacious accommodation extends to more than 2,600 sq. ft.

A centred front door and entrance lobby is flanked by two, classic, formal receptions each featuring beamed ceilings and wood burners. These charming rooms provide a highly versatile reception space which are currently set out as a formal dining room and a sitting room/snug. Both could easily be adapted to provide flexible bedroom options. A 21 ft. rear reception hall, with double height ceiling and a staircase which rises elegantly to a galleried landing, delivers further entertaining space. Off the reception hall is a spacious second kitchen/utility room which creates functional and practical space to support the living areas. This well-appointed room features Shaker cabinets capped with granite worktops and a range of appliances for both cooking and laundry.

On the back elevation, a rear entrance lobby and hall creates an inviting arrival to the cottage from a courtyard garden area and acts as a subtle bridge to the modern extension. In stark contrast to the original cottage, the later extensions have completely re-invented this historic home whilst still honouring the area's classic architecture and perfectly embrace those glorious gardens and the riverside setting.



It's beautiful to look out
over the gardens and the
river bank.



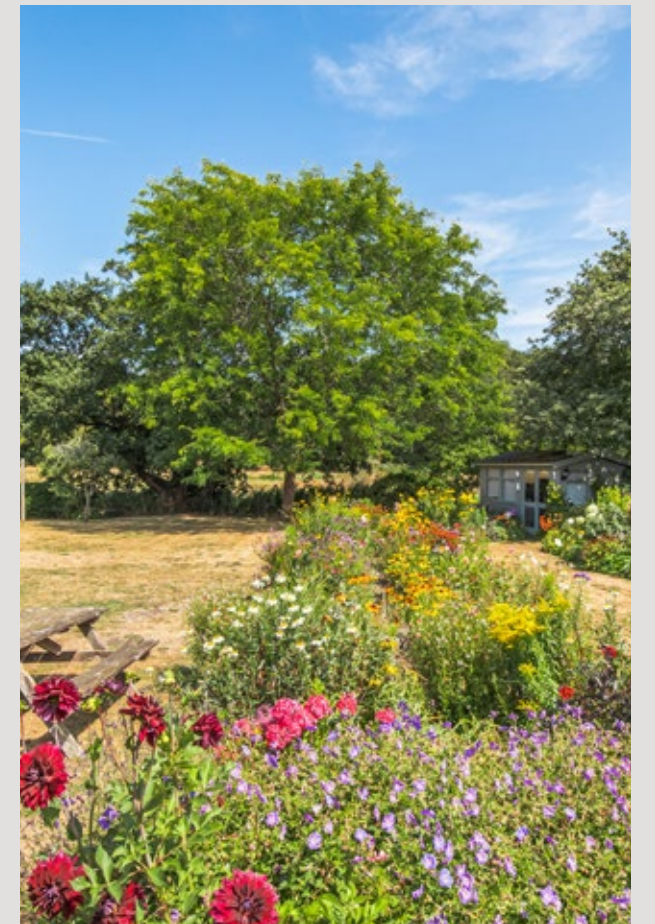


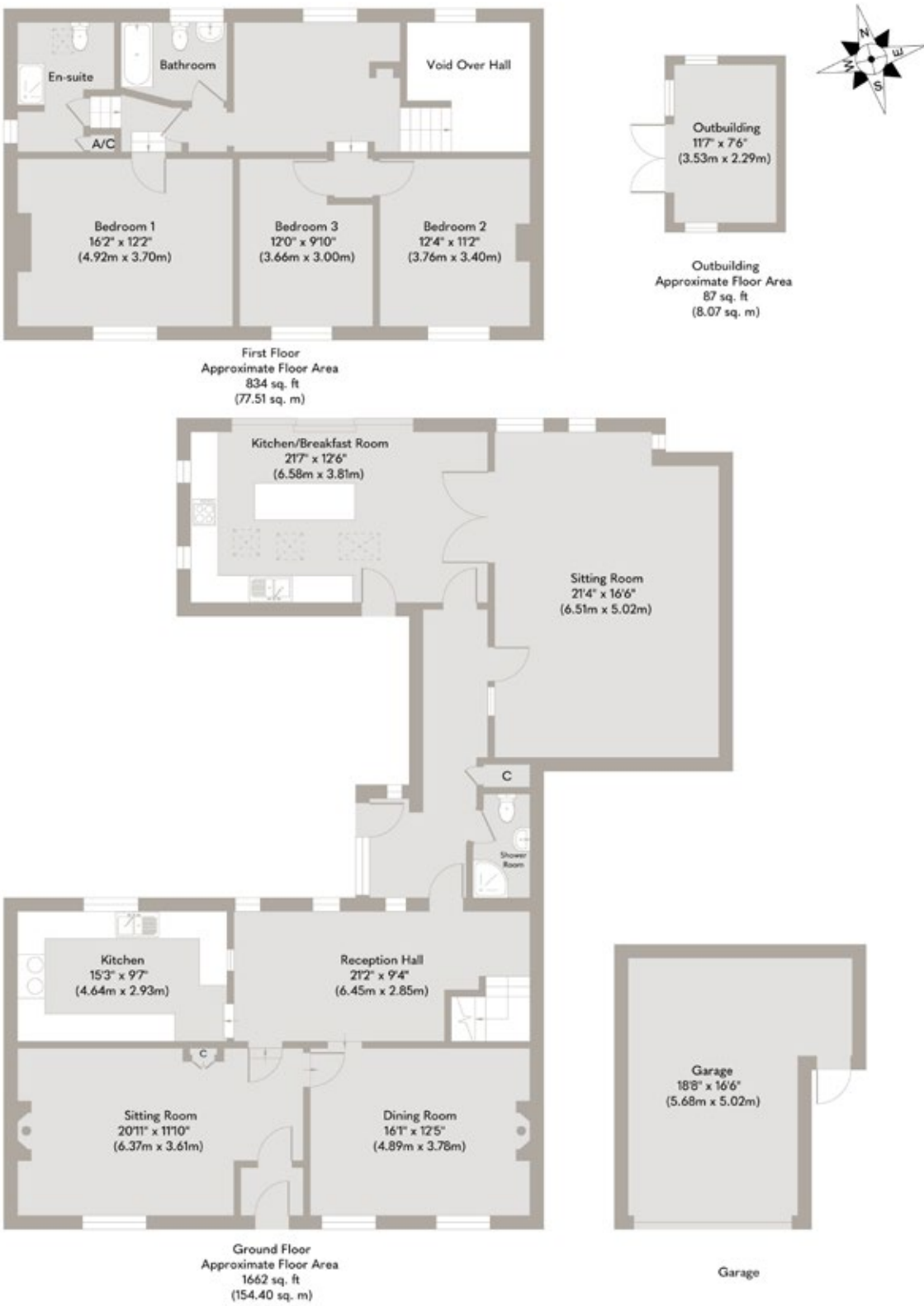
A sumptuous formal sitting room creates an opulent space to entertain and connects to the stunning, new kitchen via double doors. The truly breath-taking kitchen/breakfast room sits within a newly constructed building which boasts striking architectural features dressed in ornate brick and flint elevations and robust cedar panelling. The glorious kitchen features elegant Shaker cabinets, capped in solid oak worktops, a centre island with integrated breakfast bar, a full suite of high-end appliances and herringbone flooring.

The first floor is accessed via a delightful galleried landing and features three traditional and generous bedrooms, each enjoying open countryside views and a family sized bathroom. The principal bedroom benefits from an en-suite shower room.

A key feature of this handsome period home is the gardens. A five-bar gate to one side opens onto a private driveway and grants access to the detached garage and workshop. A hard standing for cars flows through to a delightfully sheltered, central courtyard with brick weave pathways leading to the rear hall/lobby and the kitchen. This area is dotted with colourful shrub and flowering borders. Beyond the new kitchen extension, a raised terrace with all-weather decking extends out onto the rear garden to provide the perfect entertaining space. Steps from the terrace lead down to the glorious garden which features swathes of carefully placed shrubs and flowerbeds, channelling pathways through shaped lawns which lead onto the picturesque banks of the River Glaven.

Hidden away at the bottom of the garden is a summer house. Enjoying a level of privacy, it can be used as a spot to enjoy the weather - or as a home office. It has connected electricity, is heated and has internet connection too.





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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Letheringsett

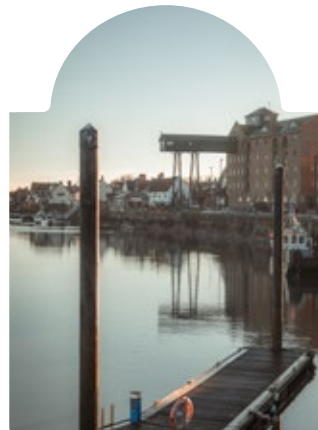
WHERE HISTORY MEETS
COUNTRYSIDE CHARM

Letheringsett is a picturesque and historic village set in the heart of North Norfolk, offering a perfect balance of rural tranquillity and accessibility. Surrounded by rolling countryside, farmland, and the gentle meandering waters of the River Glaven, the village boasts a quintessentially English charm. Despite its peaceful setting, Letheringsett benefits from being just a mile from the popular Georgian market town of Holt, where a variety of independent shops, boutiques, galleries, cafés, and restaurants provide a vibrant local scene.

One of Letheringsett's most notable landmarks is its fully operational watermill, the last working watermill in Norfolk, which continues to produce traditional stone-ground flour. This historic site, along with the village's pretty flint cottages and scenic landscapes, contributes to its enduring appeal. The award-winning King's Head pub is another highlight, offering locally sourced food and a warm, welcoming atmosphere, making it a favourite among both residents and visitors.

The surrounding countryside provides excellent opportunities for walking, cycling, and wildlife spotting, with numerous footpaths leading through woodlands, meadows, and along the river. Just a short drive away, the renowned North Norfolk coastline offers breathtaking scenery, vast sandy beaches, and Areas of Outstanding Natural Beauty, including Blakeney National Nature Reserve, famous for its seal colonies and birdwatching. Nearby, the coastal villages of Cley-next-the-Sea and Wells-next-the-Sea provide charming harbours, artisan shops, and fresh seafood.

Letheringsett is a highly desirable location for those looking to enjoy the very best of Norfolk's countryside and coastline.



Note from the Vendor



“Living here has provided us with rural bliss. Yet it's great to have both Holt and the coast on our doorstep.”



SERVICES CONNECTED

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

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

E. Ref:- 1000-5118-0822-0209-3123

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: ///stretcher.reshaping.saved

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SOWERBYS

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