



A GRADE II LISTED GEORGIAN HOUSE IN 3.1 ACRES IN AN ATTRACTIVE VILLAGE JUST OFF THE BEATEN TRACK

The White House, Chapel Street, Warham, Wells-Next-the-Sea, Norfolk NR23 1NN

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ESTABLISHED 1966

Guide Price: £3,000,000

(Freehold) Ref: BUR230040 (21.06.23)

- Wells-next-the-Sea 3 miles, Burnham Market 8 miles, Holt 10 miles
- Reception Hall
- Drawing Room and Dining Room, both with original fire surrounds and double aspect sash windows
- Sitting Room with panelling
- Snug
- Study
- Kitchen / Family Room with AGA
- Family accommodation providing five Bedrooms, two with en suite bathrooms and a Family Bathroom
- Guest Wing providing two further Bedrooms and a Bathroom
- Flint-walled Garden
- Heated Outdoor Swimming Pool
- Lawns and Woodland planted with spring bulbs
- 4-bay Garage
- Original Coach House and Stable providing stalls, workshop, stores and a hayloft
- In all 3.1 acres



The White House is a Grade II listed village house once forming part of the Holkham Estate. The house dates from around 1750 and possesses a distinctive Dutch gable built of flint behind a later Georgian façade added c. 1800 by the Holkham Estate to designs by Samuel Wyatt.

The house retains its period detailing with fine sash windows, marble fire surrounds, an elegant main staircase and well-proportioned principal rooms.











WARHAM is an unspoilt conservation village with an excellent traditional Public House, The Three Horseshoes, and two large medieval churches, situated within an Area of Outstanding Natural Beauty.

Wells-next-the-Sea, a bustling town and traditional fishing port lies 3 miles to the north. The town is a popular seaside destination and provides many amenities and attractions, with sandy beaches, a natural harbour and beautiful walks as well as individual shops, public houses and excellent restaurants.

Holkham Hall, one of the country's finest Palladian stately homes, is situated five miles to the west. The Holkham Estate owns most of the surrounding farmland and a number of houses in the village itself.

Eight miles away is Burnham Market, a pretty, Georgian village with a further eclectic range of individual shops and hostelrys whilst the High Street chains can be found in the nearby market town of Fakenham.

Warham lies approximately 10 miles from the Georgian market town of Holt with its independent boutique shops and several excellent galleries, restaurants and other amenities along with the renowned Gresham's Public School (providing co-ed private schooling from pre-prep to sixth form for both day pupils and boarders).

The cathedral city of Norwich is about 30 miles and offers a full range of entertainment, shopping and cultural amenities. Its railway station provides a regular service to London Liverpool Street (about 110 minutes) and to Cambridge (about 70 minutes). Norwich International Airport is on the northern outskirts. Alternative train services are provided on the King's Lynn to Kings Cross line (97 mins) with connecting services at Ely to the Midlands and the North and at Cambridge for Stansted and Gatwick Airports.

There are many other attractions in the immediate vicinity, such as the Royal Estate of Sandringham, Houghton Hall and of course mile upon mile of sandy beaches, creeks and marshes which stretch along the north Norfolk coast from Old Hunstanton to Blakeney. The coast offers pretty villages, RSPB reserves, links golf courses and many excellent pubs and restaurants as well as sailing from a number of pretty, natural harbours.





HEATING: Oil-fired central heating and AGA.

COUNCIL TAX: Band G

SERVICES: Mains electricity, water and drainage.

SAT NAV: NR23 1NN

FIXTURES AND FITTINGS: Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest. Some items such as carpets, curtains, light fittings, etc., may be available by separate negotiation if required.

IMPORTANT NOTICE: These particulars have been prepared in all good faith to give a fair overall view of the property. Measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before travelling any great distance to ensure that your impression of the property is as we intended. None of the services, appliances or equipment have been tested and purchasers should satisfy themselves on such matters prior to purchase.





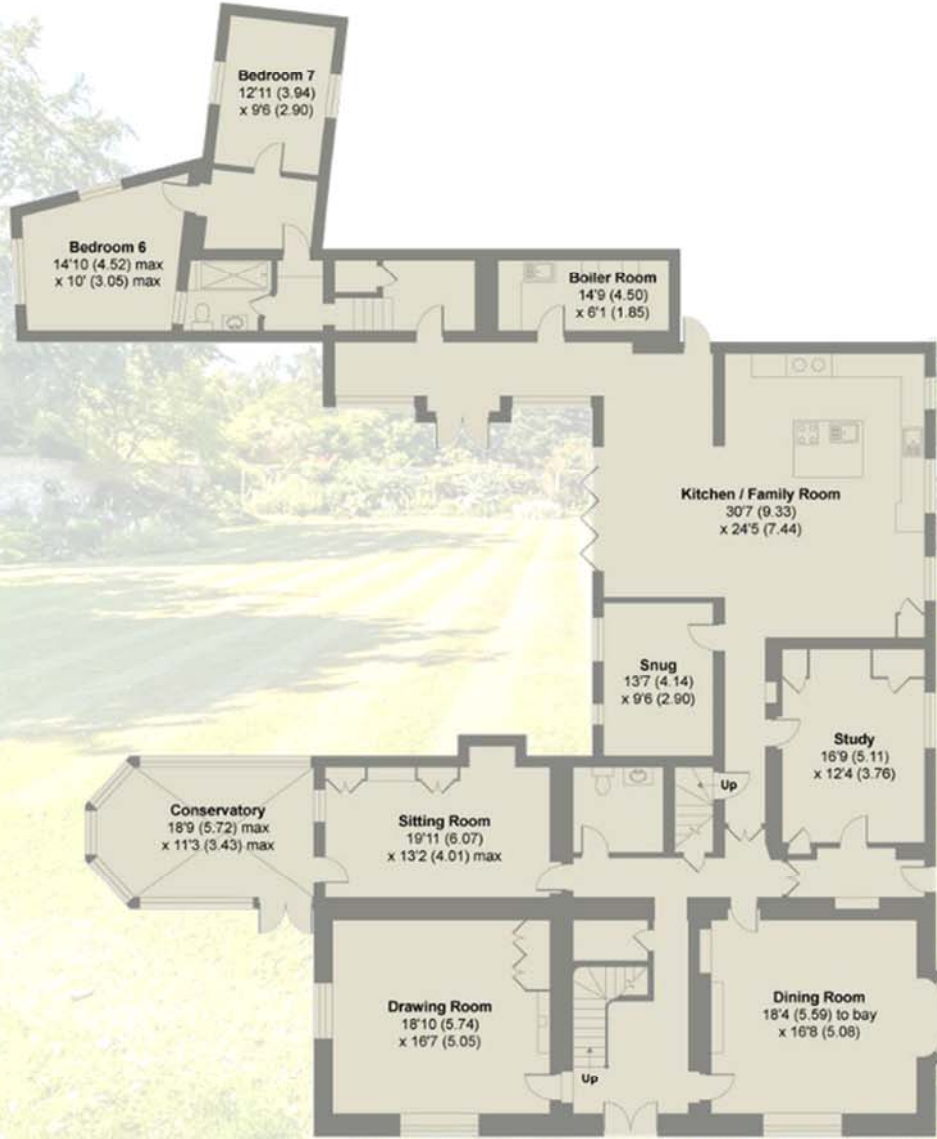




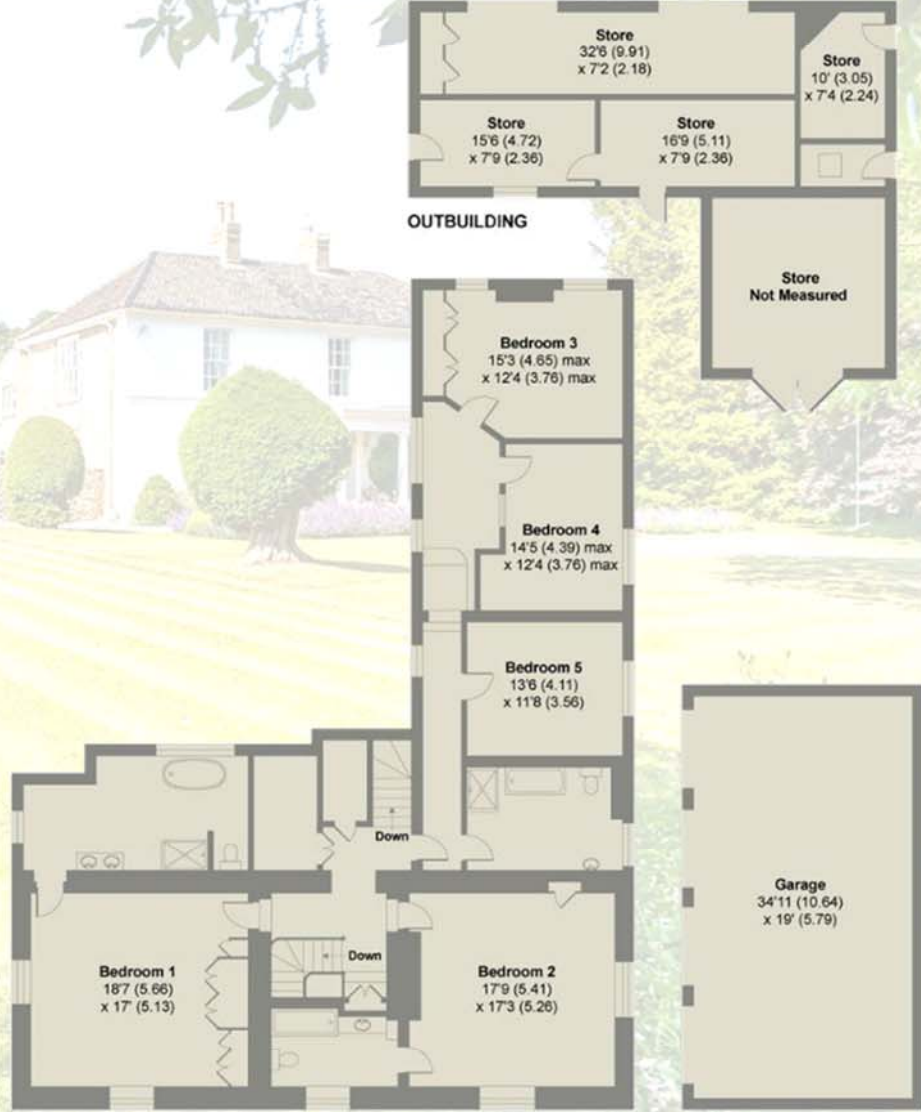


Approximate Area = 5733 sq ft / 532.5 sq m
 Garage & Outbuilding = 1275 sq ft / 118.4 sq m
 Total = 7008 sq ft / 651 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'cheom 2023
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Warham



Pool

Tank

The White House

CHAPEL STREET

Play Area

Drain

Horse Shoes (PH)

50 m

100 m









Early inspection is recommended through the Agents. For an appointment please telephone BEDFORDS, The Bower House, Market Place, Burnham Market, King's Lynn, PE31 8HF. Tel: (01328) 730500.

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