



1 White House Farm, 28 Chapel Road

King's Lynn



Minors & Brady



# 1 White House Farm

## King's Lynn

Steeped in heritage and thoughtfully updated for modern living, White House Farm is a beautifully presented 17th-century Grade II Listed detached farmhouse offering a character-rich lifestyle in the peaceful Norfolk village of Great Fransham. Behind its whitewashed brick elevations and red pantile roof lies a generous two-storey layout with four double bedrooms, including a principal suite with an en suite shower room. The interiors combine period warmth with refined practicality, featuring two inviting reception rooms with exposed beams, red brick fireplaces, and wood-burning stoves, a separate study, and a stylish shaker-style kitchen with solid wood worktops, butler sink, and integrated appliances. A dedicated dining room, utility with matching cabinetry, and ground-floor WC add to the home's functionality, while the family bathroom upstairs complements the design with traditional detailing and a Velux window. Outside, the fully enclosed rear garden offers a large patio and lawn, with a shingled driveway within the secure gated area providing ample off-road parking. Set between Dereham and Swaffham, the location combines countryside charm with everyday convenience, close to a well-regarded pub, primary school, and scenic walking and cycling routes.

### Location

White House Farm is set along Chapel Road in the peaceful Norfolk village of Great Fransham, positioned between Dereham and Swaffham. The village offers a friendly rural setting with a well-regarded local pub, primary school, and easy access to scenic walking and cycling routes through the surrounding countryside. Nearby Dereham provides a wider range of amenities, including supermarkets, independent shops, cafés, and leisure facilities, while the A47 offers convenient travel links toward Norwich and King's Lynn. The nearby market towns host weekly markets and community events, adding to the area's welcoming atmosphere. Outdoor enthusiasts will appreciate the proximity to the Nar Valley Way and a choice of nature reserves, offering beautiful countryside to explore year-round. Families and commuters alike are drawn to the area for its sense of community, open green spaces, and easy connectivity.









# 1 White House Farm

King's Lynn

## White House Farm, Chapel Road

White House Farm is a striking 17th-century detached farmhouse that exudes timeless character while offering the comfort and practicality of modern living. Behind its charming whitewashed brick elevations and red pantile roof lies a beautifully presented home that pairs period features with thoughtful design, creating an inviting space ideal for family life.

Stepping through the timber front door framed by period-style lighting, the entrance reveals a warm and welcoming atmosphere where heritage details are immediately evident. The kitchen sits at the heart of the home, finished with shaker-style cabinetry, solid wood work surfaces, and white metro tiles. Integrated appliances include an electric oven, induction hob with glass extractor, and a tall built-in fridge-freezer, while a butler sink positioned beneath the rear window offers a lovely outlook across the garden. Continuing through, the dining room echoes the same elegant finish with wood flooring, neutral décor, and inset shelving, providing the perfect setting for everyday meals or more formal entertaining.

A separate utility room extends the practicality of the home, fitted with additional storage and matching worktops, along with plumbing for laundry appliances. Adjacent to this is a well-appointed ground-floor WC featuring part-panelled walls, a vanity basin, and a stylish feature wall.

The living room is a standout feature, combining warmth and character with its exposed beams, wood flooring, and a striking red brick fireplace with an oak mantle and a wood-burning stove. Dual-aspect windows, including a charming front bay, flood the room with natural light. The family room continues the home's traditional charm, offering generous proportions and another fireplace with a stove, providing a flexible second reception space perfect for relaxed evenings or gatherings.



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At the front of the property, the study offers a quiet space for home working or reading, enhanced by a decorative fireplace, sash window, and soft neutral décor.

Upstairs, the landing showcases exposed beams and leads to four beautifully presented double bedrooms, including the principal bedroom with its own en suite featuring a tiled shower enclosure, illuminated mirror, and heated towel rail. One of the additional bedrooms retains an original fireplace, while all are finished with soft carpeting and cottage-style windows. The family bathroom provides a soothing space complete with half-panelled walls, a shower over the bath, chrome fittings, and a Velux roof window.

Outside, the rear garden is fully enclosed and thoughtfully landscaped, featuring a generous patio area ideal for outdoor dining, a well-kept lawn, and a wood-fired hot tub that provides a relaxing focal point. Two garden sheds offer useful storage, with timber fencing and double gates ensuring privacy. The home's front elevation showcases classic period details with exposed brick window surrounds and traditional lighting, while a shingled driveway within the enclosed space provides ample off-road parking.

Additionally, there is the option to include the curtains within the sale, offering a convenient and ready-to-move-in finish for the new owners.

### Agents notes

We understand that the property will be sold freehold, connected to main services, water, electricity and drainage.

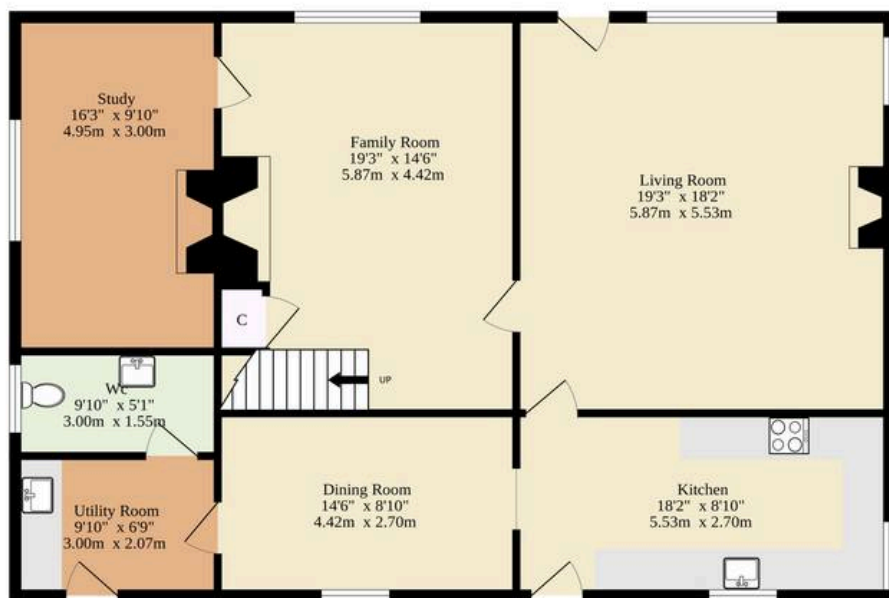
Heating system- Air Source Heat Pump

Council Tax Band- D

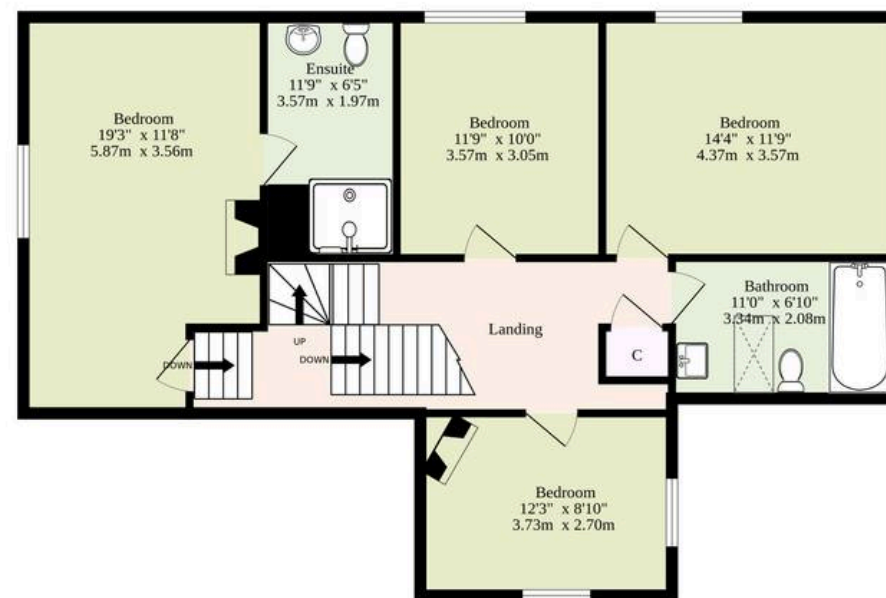




**Ground Floor**  
1022 sq.ft. (94.9 sq.m.) approx.



**1st Floor**  
581 sq.ft. (54.0 sq.m.) approx.

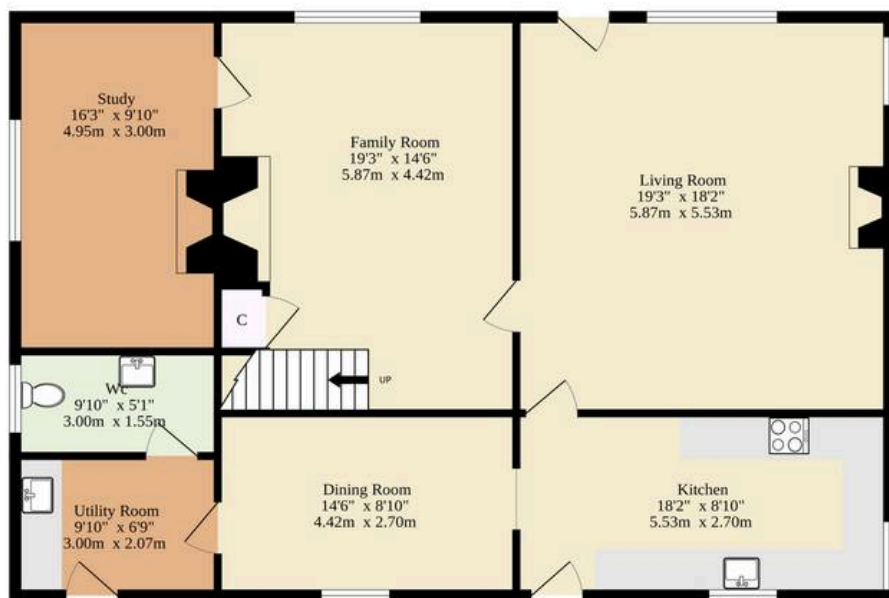


**TOTAL FLOOR AREA : 1603 sq.ft. (148.9 sq.m.) approx.**

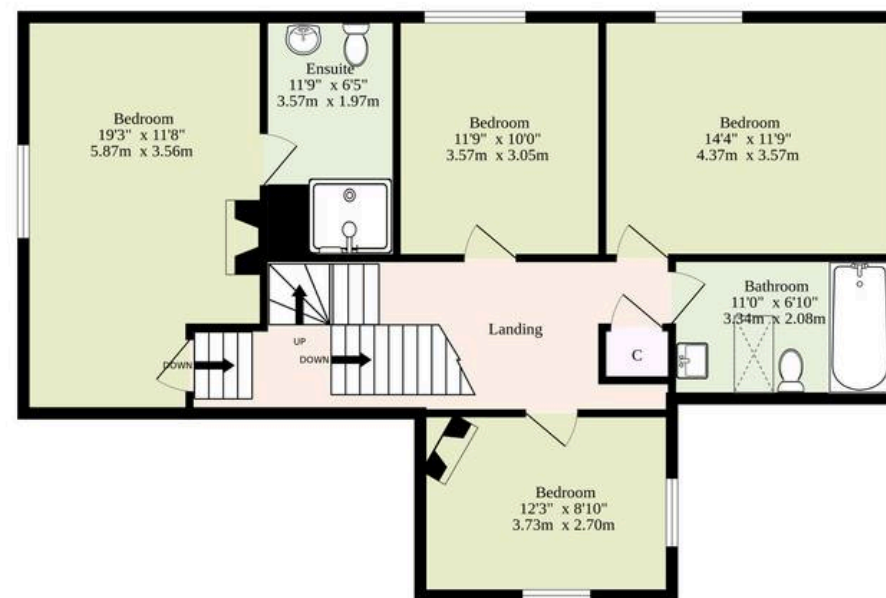
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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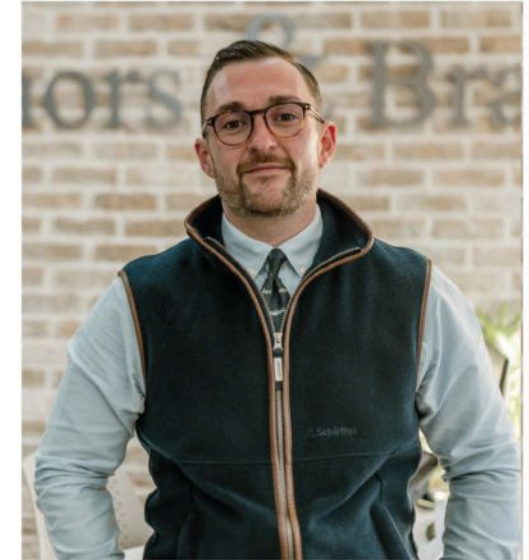
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