



S



THE STORY OF  
**The Old Vicarage**  
*Dersingham, Norfolk*

**SOWERBYS**

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THE STORY OF

# The Old Vicarage

11 Shernborne Road, Dersingham, Norfolk  
PE31 6JA

●

Detached House

Six Bedrooms

Four Reception Rooms

Kitchen/Dining Area

Four Bathrooms

Additional WC

Coach House

Large Grounds

Tennis Court

Private Location

●

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“There are an abundance of walks on your doorstep including Sandringham, which is a great spot so close by.”

How often do we drive through one of the many pretty villages in Norfolk and wonder what lies at the end of a winding driveway? Here in Dersingham, The Old Vicarage may well be one such property.

On the quiet road to Shernborne, a small sign on the wall is all which indicates

the presence of this home, with a line of roadside greenery and foliage really concealing the beauty of the home which lays behind it.

Whilst the village borders the Royal Sandringham Estate, The Old Vicarage boasts its own space and privacy which is equally as stunning.

Once you approach the carrstone exterior of this home, open the lovely arch doors and head into the impressive porch and hallway beyond it. Whilst a level of peace and tranquillity is immediately obvious, you're met with a sense of excitement at the wondrous rooms which lay past here.

With a fine selection of reception rooms, an evening of entertaining is made simple. Greet your guests in the formal sitting room, head to the dining room for a feast with friends, the music room to unwind by the piano before the night spills outside for celebratory drinks at your fine hosting skills.

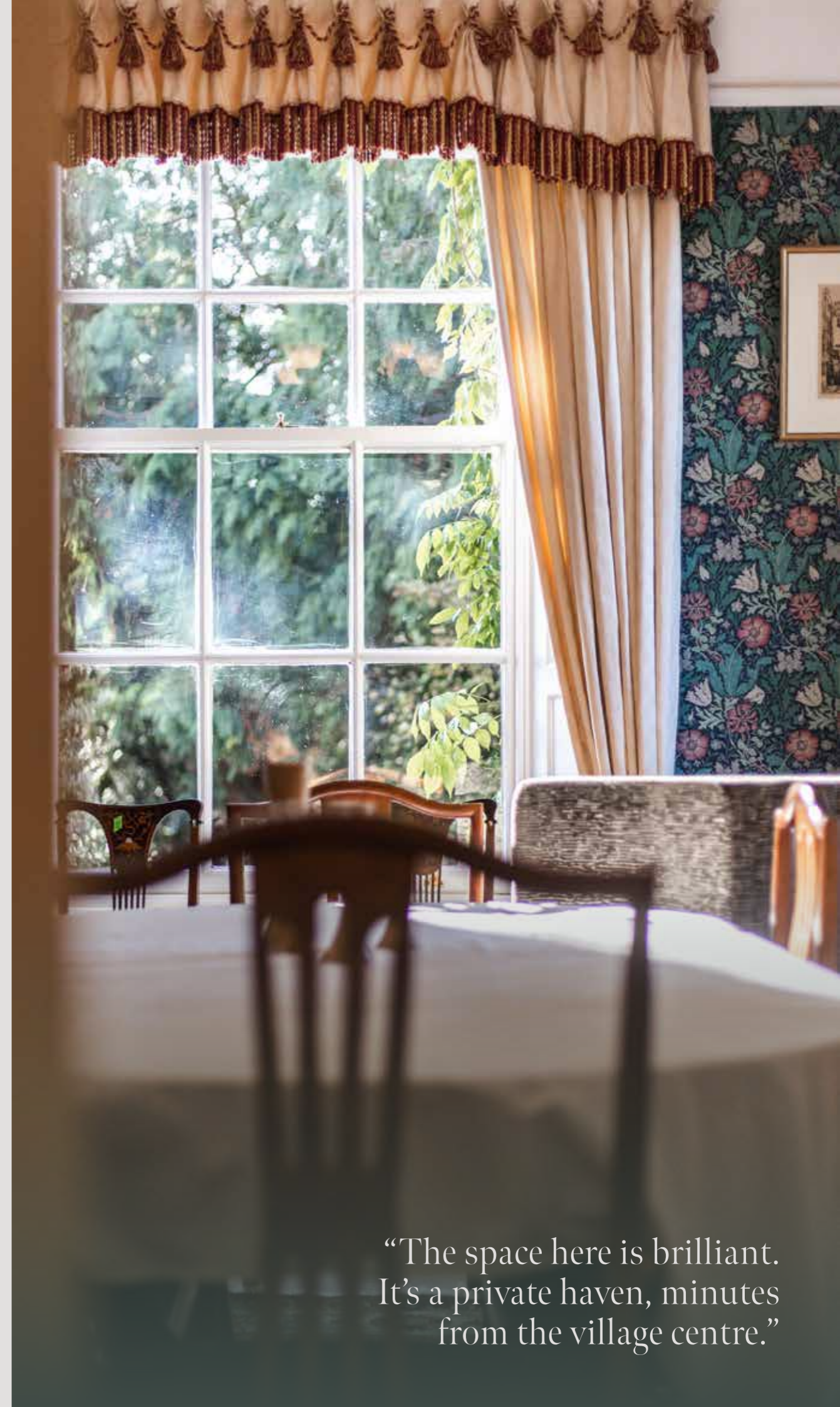
“A spacious,  
comfortable, and  
welcoming home.”

A hub of many homes is the kitchen, and for the current owner of The Old Vicarage, that is no different. With the central island and Aga cooker, this is a bright and airy space. There's room for a dining table, and with the ability to open the doors out to the garden, it could be the perfect start to the day with a mixture of fruit juices, pastries and the morning paper.

On days when you want to work, but do so in your own personal focussed environment, the study just off the entrance hall is the perfect spot. Its views to the front of the house, your perfect muse to create, learn or finish a work project.

The practicalities of this floor continue further, with a utility room, two separate WCs, no less than six storage rooms, and stairs leading down to a cellar.





“The space here is brilliant. It’s a private haven, minutes from the village centre.”

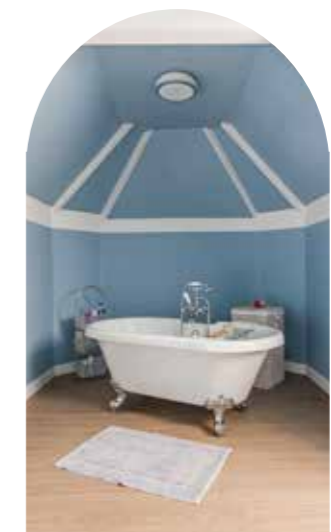


The first floor is as bright and spacious as its downstairs counterpart. The four double bedrooms feel like the most pleasant spaces to wake up in; imagine as the sun rises and light floods the rooms, making you feeling calm and relaxed. Two of these bedrooms have their own en-suites, whilst there is also a family bathroom and a separate WC.

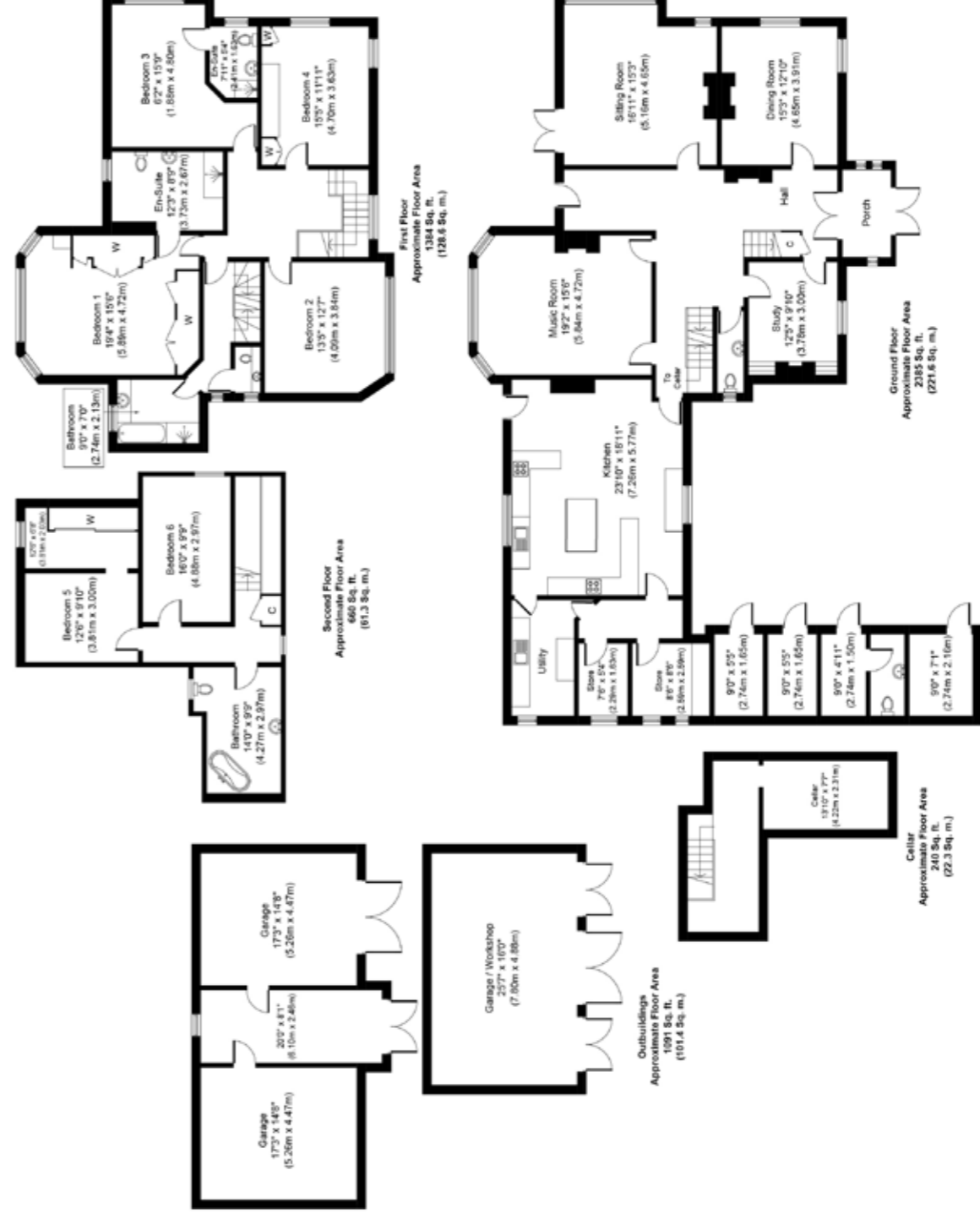
For any guests you might have stay, the second floor offers an extra sense of privacy with two double bedrooms and an attractive bathroom of its own.

The outside of this home is as splendid and mesmerising as its interior. Sitting in more than two acres (STMS), the gardens have been lovingly cared for and have designated areas, such as: formal lawn, a Japanese garden, pond/wildlife space, a play park for children, outdoor gym area and a tennis court. There's ample parking at the property along with a coach house, currently used as garaging and a workshop.

The Old Vicarage is a wonderful home in its own retreat. From the beautiful exterior, to the impressive internal dimensions and to the surrounding plot which offers so much; homes which would impress you as much as this one are few and far between.



“As the original vicarage, you can only imagine the people and history which has filled it over the years.”



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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## ALL THE REASONS

# Dersingham

IN NORFOLK  
IS THE PLACE TO CALL HOME



The perfect village' is how many locals lovingly describe Dersingham which is well-served with a primary and junior school, GP surgery, library, Post Office, a butcher, supermarket, newsagent, garden centre, Chinese restaurant and a smashing fish and chip shop – all within a relatively compact 5.6 sq mile radius!

Coupled with this is the village's superb position, just 7.5 miles from King's Lynn with a direct rail line to London King's Cross, making it ideal for country-loving commuters. Alternatively, go east and discover north Norfolk's sandy beaches at Snettisham, Heacham or Hunstanton, just a few minutes' drive away.

With plenty of traditional carrstone cottages and large period properties, including a loop of highly desirable detached homes surrounding Fern Hill and along Shernborne Road, there are newer developments including the ever-popular Sandringham Estate with a good mix of property sizes.



Dersingham has grand neighbours as the village borders the Sandringham Estate, home to the King's Norfolk residence, and the road follows onwards to Anmer where the Duke and Duchess of Cambridge have a country home – Prince George was often spotted playing under the Duchess' watchful eye at Dersingham's Playground as a youngster, and the village's recreation ground is a central spot for many local community events.

There's easy access to Sandringham's trails from the edge of the village offering plenty of ways to explore the estate – escape the heat of the beach on a hot summer's day with a cooling cycle ride, or admire autumn's colourful display with a woodland walk that leads little ones to the children's play area and its impressive 26ft water tower. Build their knowledge of nature further at Dersingham Bog National Nature Reserve where they can adventure marshland, heathland and woodland.

Despite its grand neighbours, Dersingham has a homely feel with a strong community served by a newly renovated village hall with a regular calendar of social events. There are two thriving pubs, The Feathers and Coach & Horses, the latter of which is regularly celebrated by CAMRA for its award winning selection of traditional ales.

It's easy to see why Dersingham holds so much appeal, particularly among doctors and front-line workers working at the Queen Elizabeth Hospital, just 7.5 miles away, offering a superb place to enjoy the best of coast and country.

Note from Sowerbys



“In such an incredibly private location, you can feel like the world has stood still.”

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## SERVICES CONNECTED

Mains water, electricity and drainage. Calor gas fired central heating.

## COUNCIL TAX

Band G.

## ENERGY EFFICIENCY RATING

G. Ref:- 2357-3904-8209-3642-8200

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.

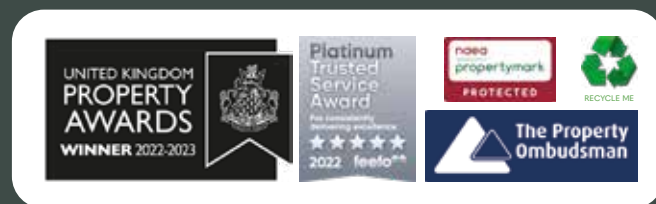
## LOCATION

What3words: ///cakewalk.breath.richly

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