



S

THE STORY OF

Brook Cottage

Dereham, Norfolk

SOWERBYS



S

THE STORY OF

Brook Cottage

Washbridge, Scarning, Dereham, Norfolk
NR19 2BL

Unique Property in the Heart of the
Historic Market Town of Dereham

The Feeling of a Secluded Cottage, Yet Central Location

Stunning Views of Nature Reserve from the Property

Spacious Private Driveway with Ample Parking

Double Garage in Excellent Condition,
Potential for Conversion to Cart Shed (STPP)

Warm and Inviting Atmosphere with Lovely
Wooden Parquet Flooring in Hallway, Living
Room, Dining Room and Study

Ground Floor Comprises a Study/Bedroom,
Large Sitting Room, and Kitchen/Dining Room

Upstairs Features Three Spacious Double
Bedrooms and a Large Bathroom

Potential for Further Extension over the Garage
to Create Additional Living Space (STPP)

Large Garden at the Rear Offers Great
Potential for Gardening Enthusiasts

SOWERBYS DEREHAM OFFICE

01362 693591

dereham@sowerbys.com



“You can feel cosy in front of the fireplace.
It’s a lovely characteristic of this home.”

Brook Cottage is a unique property situated in the heart of the historic market town of Dereham. Despite its central location, this home feels like its own secluded cottage nestled deep within the woods, offering a serene and peaceful atmosphere. Positioned on the edge of Lucy’s Meadow, there are stunning views of the adjacent nature reserve.

This charming family home has been cherished by its owners for many years, and is now ready for somebody new to make it their own. The property features a spacious private driveway with ample space for parking several cars, as well as a double garage in excellent condition. For those looking to extend the property further, there is potential to convert the garage into a double cart shed - subject to planning permission.



Upon entering Brook Cottage, one is immediately struck by the warm and inviting atmosphere created by the lovely wooden parquet flooring in the hallway. A large sitting room, with a feature fireplace, has more of those delightful views of the garden and nature reserve, while the kitchen/dining area is the perfect spot for bringing the family together.

The study/bedroom on the ground floor has a bricked-up fireplace which is begging to be opened up. The ground floor also benefits from a shower room, come utility room, and access to the garage from the kitchen. With the right person, and subject to any planning permission, this space could be opened up and extended to create a more open-plan living area - or even extended outwards to connect with the sitting room.



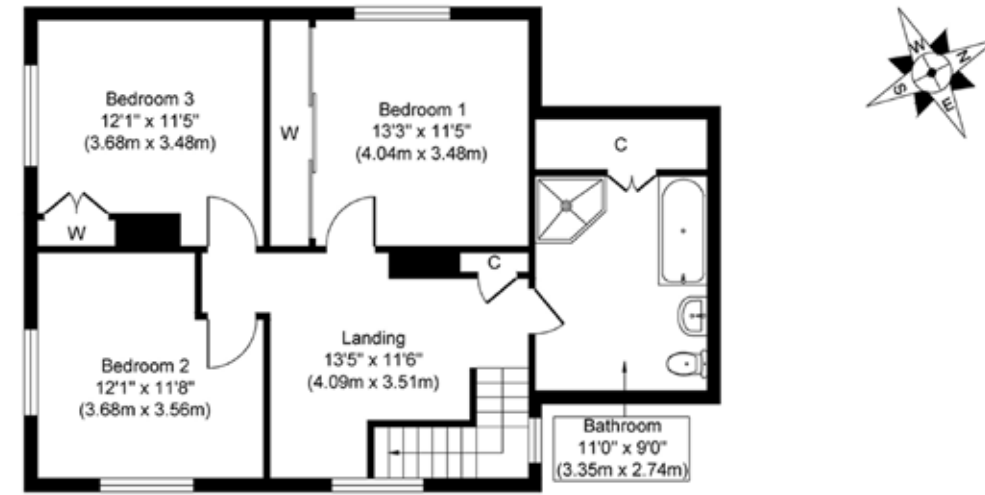


Upstairs, there are three spacious double bedrooms and a large bathroom. Similar to the ground floor, there is potential to extend the property by building over the garage to create another bedroom or a master suite, once again subject to any planning restraints. All the rooms upstairs offer stunning views of the garden or the adjacent nature reserve.

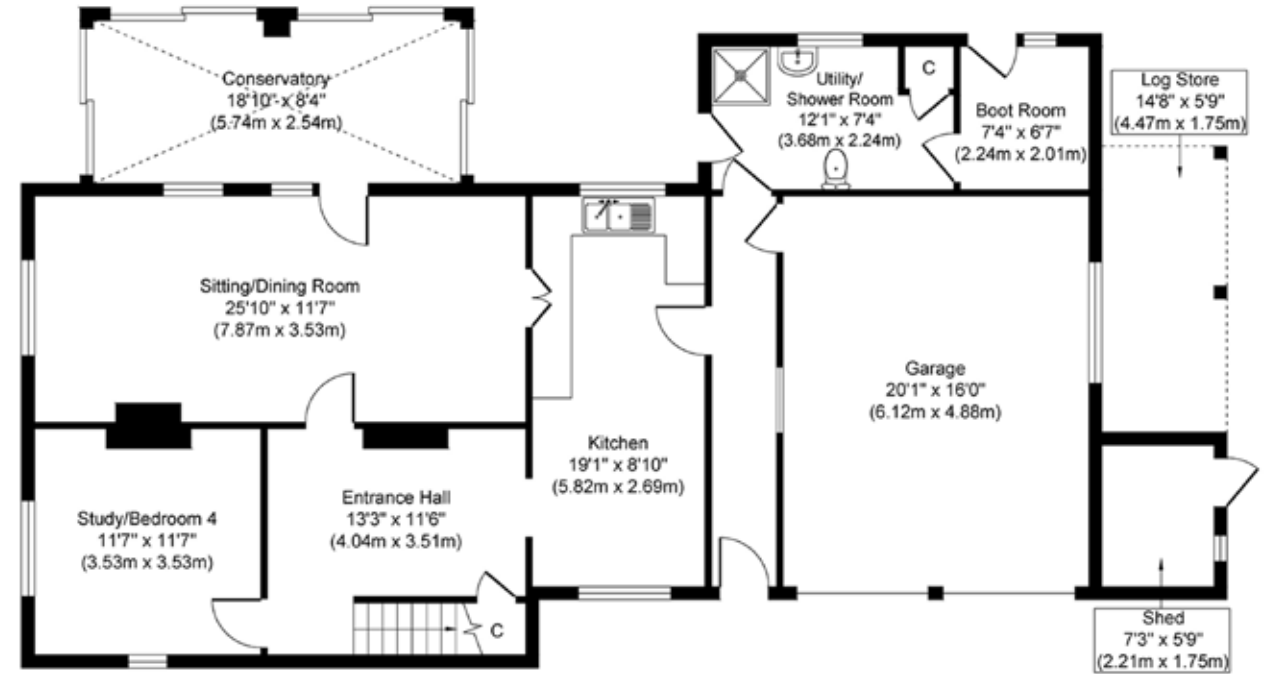
To the rear of the property lies a large garden which is a blank canvas, offering great potential for a budding gardener to create their own beautiful oasis and escape from the hustle and bustle of daily life.

This unique home offers the perfect combination of town living with a private life. There's so much potential for personalisation, but it's easy to appreciate the current design of this property, and just how easy it would be to make it your very own home...





First Floor
Approximate Floor Area
719 sq. ft
(66.79 sq. m)



Ground Floor
Approximate Floor Area
1532 sq. ft
(142.32 sq. m)

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.



ALL THE REASONS
Dereham
 IN MID NORFOLK
 IS THE PLACE TO CALL HOME



Nestled in the Brecklands, in the heart of the county, Dereham is a classic country market town and an architectural haven with plenty of Georgian gems set on generous plots, blended with more recent developments.

In the eighth century, it is said that the youngest daughter of Anna, King of East Anglia, prayed for a miracle during a famine and two deer appeared every day to provide milk for the nunnery she had founded. When a huntsman tried to snare the deer, he was thrown from his horse – believed to be an act of divine retribution – and killed. The hunt is depicted on a town sign at the entry to Butter Market from the High Street.

Today, a twice weekly market, on Tuesdays and Fridays, along with a strong cohort of independent and specialist shops and free parking make the town a fabulous place for an afternoon spent browsing. Look out for the town's other historic landmarks which include the Mid-Norfolk Railway, a heritage line which runs 1950s railcars to Wymondham Abbey, Dereham Windmill, a Grade II listed building which was saved from the brink of destruction, and Bishop

Bonner's Cottage, established in 1502 and believed to be the oldest building in town.

Heritage buffs are spoilt for choice with living museum Gressenhall Farm and Workhouse just a few minutes out of town, or step back in time and adventure at Castle Acre Castle and Priory, an 11th century monastic site, and National Trust property Oxburgh Hall, which is half an hour's drive away.

When you've worked up an appetite exploring, spice things up with a tasty dish at Spice Fusion curry house or head to The George Hotel, Bar and Restaurant which offers excellent accommodation, freshly cooked food and award winning ales, wines, beers and spirits. Brisley, 6.5 miles away, is home to one of Norfolk's best pubs, The Brisley Bell, with a first-rate menu and a warm welcome which has earned it multiple awards. Otherwise head to The Old Dairy in Stanfield and stock up on its artisan bread and produce for an easy dine-in experience.

With good local schools, a leisure centre and golf course, Dereham and its surrounding villages are a fantastic spot to enjoy the best of Norfolk country living with easy commuting access to Norwich and the coast at Wells-next-the-Sea, just 22 miles away. Come discover a Norfolk gem.



Note from Sowerbys



“You have your own level of seclusion here, but access to Dereham is on your doorstep.”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Oil fired central heating and septic tank drainage.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

E. Ref:- 2682-1009-8206-0637-1200

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: ///hides.reddish.taskbar

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL