



Riverside Farm

Podmore Lane, Scarning, Dereham, Norfolk, NR19 2NU

BROWN & CO



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Attractive three bedroom farmhouse in grounds approaching 1.3 acres (STMS)

PRICE £650,000



DESCRIPTION

Riverside Farm dates back to the 17th century and has been a much-loved family home since 1986. This lovely opportunity comes to market for the first time in that period and will be of great interest to buyers keen to secure a home which is ready to be moved on to the next stage. The house was originally constructed in 1740 of rendered brick elevations under a pitched main roof and enjoys well-arranged accommodation on two floors. The property is accessed from the front into a porch entrance providing access to the principal ground floor rooms. Of particular note, is the charming sitting room with fireplace housing a large log burner. A garden room is accessed off this room and enjoys fine views over the gardens. The kitchen and utility room occupy the eastern end of the house and there is a further office and shower room.

There are three bedrooms and a family bathroom positioned off the main landing. All bedrooms benefit from fitted wardrobes and there is a useful attic which has conversion potential subject to the necessary planning consent being forthcoming.

Riverside Farm is approached via a private road which runs through and up to the property where there is a large hard standing providing parking for a number of vehicles. Much of the charm of the house remains in the gardens, which have been well

tended and enjoy many points of interest. The rear gardens enjoy a delightful terrace positioned off the garden room and are fully enclosed by mature foliage.

Across the track lies a large area of garden which slopes away to a beautiful stream that flows around this area beautifully. There are a number of fruit trees and there is space for a kitchen garden.

Riverside Farm enjoys two very useful outbuildings. The garage known as a steel portal building provides additional parking/storage and there is a small workshop. Both buildings measure 30ft in length.

Services – Mains electricity, oil fire central heating, private drainage system. Water provided by a well with filter system and pump to house - the nearest mains water supply is on Podmore Lane.

Local authority – Breckland District Council.

LOCATION

Riverside Farm is situated only a short drive from Dereham town centre where there is a good range of shopping facilities. Other amenities include all levels of schools, supermarkets, doctors, and dentist surgeries and all of the facilities one would expect from a thriving market town.

DIRECTIONS

Heading from east to west on the A47 Dereham bypass, head past Dereham and continue following signs to Kings Lynn. Take the right turn onto Grange Road following signs for Fakenham, Scarning and Gressenhall Farm and Workhouse. Follow Grange Road till the end and then turn left onto Dereham Road. Take the next right turning into Podmore Lane and follow Podmore Lane for approximate half a mile. As you approach the turning there is a sign for Brook Farm, take the left turn and follow this private lane heading past a garage and follow until almost the end. Riverside Farm is located on the left-hand side.

AGENT'S NOTES:

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

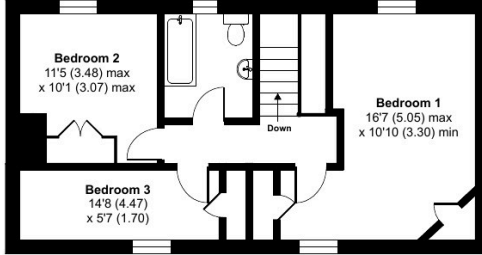
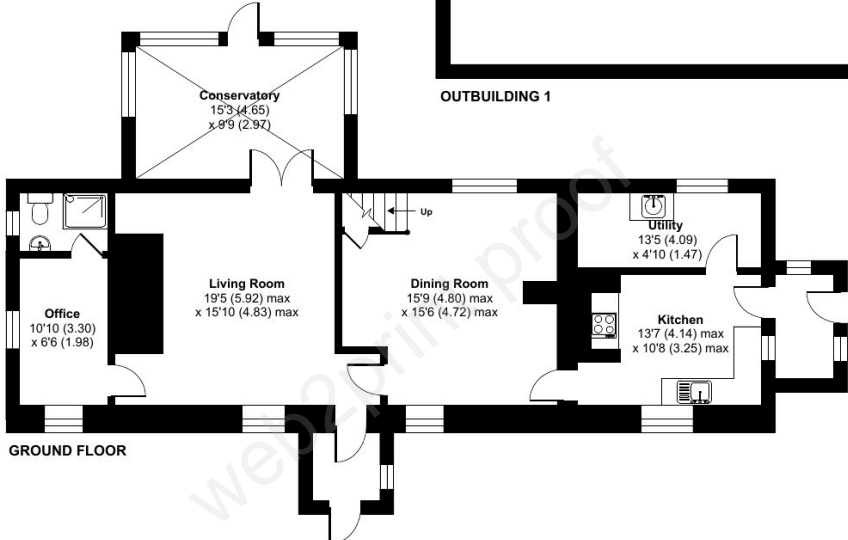
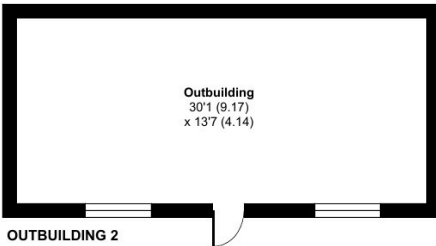
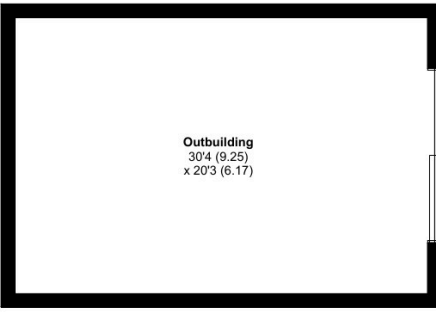
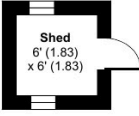
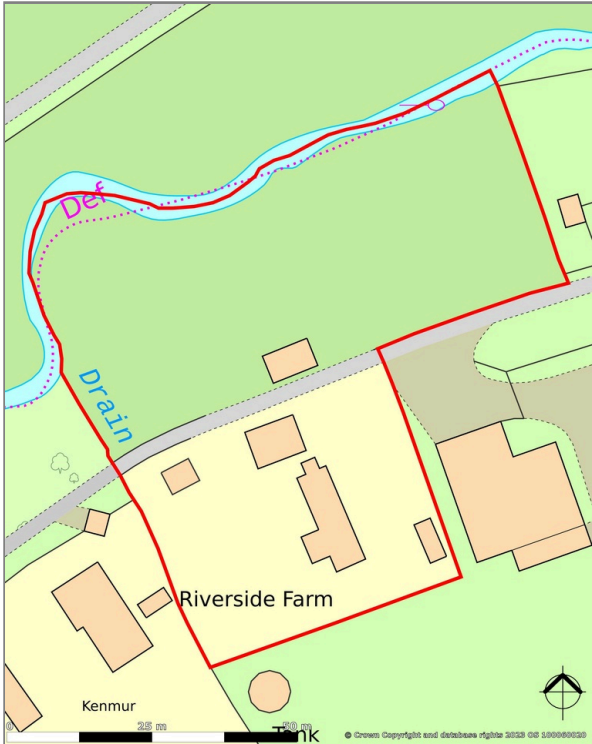
VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871





Podmore, Scarning, Dereham, NR19

Approximate Area = 1653 sq ft / 153.5 sq m
 Shed = 36 sq ft / 3.3 sq m
 Outbuilding = 1028 sq ft / 95.5 sq m
 Total = 2717 sq ft / 252.4 sq m
 For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Brown & Co. REF: 990769

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