



Longacres

Dereham Road, Scarning, Dereham, Norfolk, NR19 2DR

BROWN & CO



Longacres, Dereham Road, Scarning, Dereham, Norfolk, NR19 2DR

Description of property

GUIDE PRICE - £300,000



DESCRIPTION

The property comprises a detached bungalow constructed of brick with a pitched main roof and occupying a good plot of land amounting to approximately 2 acres (subject to measured survey) in a rural position on the edge of Scarning.

The accommodation is arranged on a single floor with entrance hall, kitchen/breakfast room, sitting room, garden room, utility room and shower room, along with three bedrooms and garage.

Outside, the property is approached via a lode from the main road over which there is a right of way.

The grounds are a major feature of the property and were in the past used in conjunction with a pig farming enterprise and the property was formerly a registered smallholding, although this has expired.

Services: There is no mains water or electricity. Water is supplied via a borehole in the grounds. Electricity is supplied via a generator. Private drainage system. Oil central heating.

Agricultural Restriction: The property is sold subject to an agricultural restriction. Further details with the vendors agents.

LOCATION

The property is located on the edge of Scarning on Dereham Road, itself within easy reach of Swaffham and Dereham and close to the A47 trunk road. It is within striking distance of Wymondham and Norwich is about 25 miles away.

DIRECTIONS

Proceed out of Norwich on Dereham Road and continue along the A47 turning right onto Grange Road. Continue to the end and turn left onto Dereham Road, follow the road into Old Scarning, past the church on your right and past the last house on your left there is a closed off layby. Turn in here and the property will be seen opposite the speed road sign.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



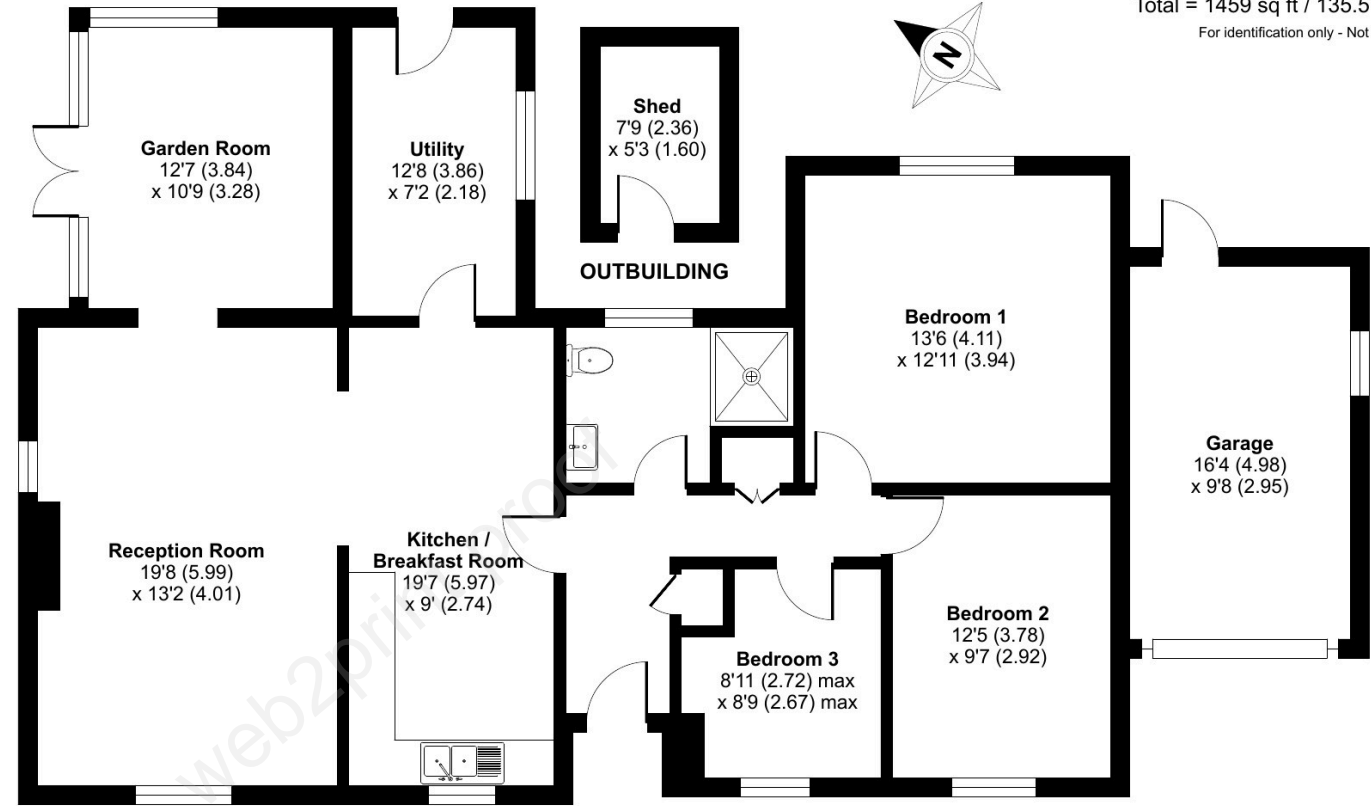
Scarning, Dereham, NR19

Approximate Area = 1418 sq ft / 131.7 sq m (includes garage)

Outbuilding = 41 sq ft / 3.8 sq m

Total = 1459 sq ft / 135.5 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Brown & Co. REF: 990054

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