



Court House
Scarning | Norfolk | NR19 2BJ

EXECUTIVE LUXURY



In the popular area of Scarning adjoining the market town of Dereham, this five-bedroom detached executive home with an annexe is immaculately presented and less than half a mile to the town centre. The first floor comprises four bedrooms (one with an en suite) and a family bathroom, while downstairs there is a further bedroom in the annex with its own dedicated wet room and kitchen. The living space on the ground floor consists of a kitchen/diner, dining room, a generous living room (with a wood burner) and an amazing second living room with a wonderful, vaulted ceiling and French doors opening to the garden. The property also has the benefit of an attached garage with a utility room to one end. Outside there is gated access to the shingled front drive with off-street parking for several vehicles and a lawned area, while to the rear there is a terraced area for entertaining and a lawned area.



KEY FEATURES

- A superb Executive Family Home with a purpose built One Bedroom Annex
- Ideal for Home Working, Multi-Generational Living or potential Home Business
- Conveniently positioned with access to local Schools and amenities
- Main House with Four Bedrooms, One Reception Room, Dining Room, Kitchen & Utility
- An annex with One Bedroom, vaulted ceiling in the Garden Room, Kitchen/Diner and Wet Room
- Gardens, Off Road Parking and Garage
- Total Accommodation extends to 3057sq.ft
- Energy Rating C

A Wonderful Home

"We acquired the plot of land and constructed the property in 1988, situating the house upon a former tennis court that belonged to the adjacent property. In light of its unique location, we affectionately christened the property 'Court House,' the present owners explained. "In 2013, we expanded the property to incorporate the annexe, meticulously crafting it with a vision of accommodating multi-generational living."

"Our penchant for hosting friends and family is seamlessly facilitated by the spacious rooms, which effortlessly lend themselves to entertaining. Having resided in this cherished abode for thirty-five years, we have raised our family here and made countless memories. Every corner of this house holds a special place in our hearts, and while bidding farewell is bittersweet, we are eagerly embracing the opportunity to embark on a new chapter in our lives."

The Garden

"The rear garden and patio area, resplendent with vibrant hues during the summer months, have been thoughtfully designed for both beauty and practicality," the owners said. "Basking in the sun for the better part of the day, the garden offers an oasis of seclusion, perfect for social gatherings and barbecues."

Fantastic Location

"Despite our close proximity to the bustling town centre, the surrounding countryside remains easily accessible, with a plethora of dog-friendly walking trails," the owners said. "These nature walks offer an invigorating escape and provide ample opportunity for exercise and fresh air."





KEY FEATURES

A mere half-hour's drive takes us to the picturesque North Norfolk coast, while the vibrant city of Norwich, only twenty-three miles away, is conveniently reachable by an efficient and frequent bus service." The cathedral city of Norwich offers an international airport and mainline rail link to London Liverpool Street (approximately 110 minutes) and Cambridge (approximately 110 minutes).

A busy market town in the heart of Norfolk, Dereham itself offers a wealth of amenities including a wide range of shops, restaurants and cafes, in addition to museums, a cinema, a leisure centre, golf course and the schools within the town. For the nature lovers, there are some wonderful walks on the Neatherd Moor and the Vicarage Meadow, both only a short distance away. Further afield are the ruins of the Saxon Cathedral at North Elmham, the wildlife and dinosaur parks, Pensthorpe nature reserve and woodland conservation park, and Thetford Forest Park.





















INFORMATION



On Your Doorstep...

There is easy access to the market town of Dereham with a large range of supermarkets, including two superstores, a leisure centre, a good range of shops and cafes, library, cinema, hotels and restaurants. Its free car parks attract shoppers from the surrounding villages into the town centre. Markets are held on Tuesdays and Fridays in the Market Place. There are many local attractions within walking distance of the town centre. Bishop Bonner's Cottage Museum is a trove of local history and the story of St Withburga will appeal to all with a visit to Withburga's Well. You also have easy access on to main trunk roads into Norwich, Kings Lynn and out of county areas.

How Far Is It To?...

Scarning lies approximately 12 miles south-east of Fakenham and 16 miles North West of Norwich. Often described as the 'Gateway to the North Norfolk Coast', the thriving market town of Fakenham has the famous Fakenham Race Course, Pensthorpe Waterfowl Park and The Thursford Collection right on its doorstep. For more information go to: www.fakenhamweb.co.uk, while the Cathedral City of Norwich offers a wide range of cultural and leisure facilities and a variety of good schools both in the public and private sectors. Norwich also has its own main line rail link to London Liverpool Street and an international airport.

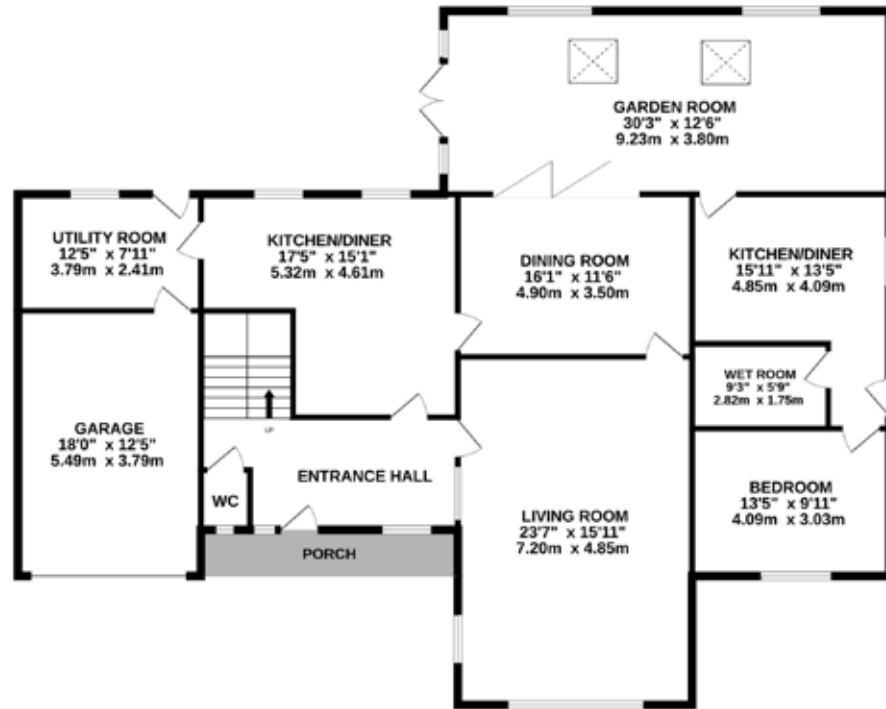
Services, District Council

GFCH, Mains - Water & Drainage
Breckland District Council
Council Tax Band F

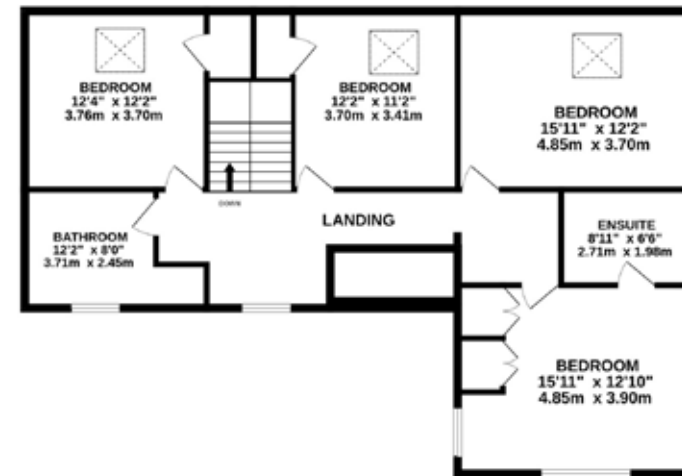
Tenure

Freehold

GROUND FLOOR
1996 sq.ft. (185.4 sq.m.) approx.



1ST FLOOR
1061 sq.ft. (98.6 sq.m.) approx.



TOTAL FLOOR AREA : 3057 sq.ft. (284.0 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 c	76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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