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THE STORY OF

Osier Cottage

Scarning, Norfolk

SOWERBYS

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Chapel Lane, Scarning, Norfolk
NR19 2PB

Detached Cottage

Sitting Centrally on a Plot which Stretches
to More Than Half an Acre (stms)

Three Double Bedrooms

Packed with Potential

Surrounded by Countryside

Kitchen/Dining Room

Office Space, Ideal to Work from Home

Range of Outbuildings

Single Garage

Parking for Several Cars

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“Looking out over the garden has
been something to cherish in my
cosy, comfy, and interesting home.”

Nestled within glorious Norfolk countryside proudly sits Osier Cottage. In a plot which extends to more than half an acre (stms), this is a home which radiates charm before you have even stepped through the front door.

Having been a much-loved home and in the same family's ownership for more than 40 years, it is now time for new custodians to breathe fresh life into this wonderful cottage and continue a grand tradition of making happy memories.

As you approach this home, surrounded by greenery and a sense of the outdoors, you find a long shingle driveway. Leading to the front of this charming cottage there is off-road parking for several cars, meaning that there's a great ability to host friends and family.

An often common and pleasant trend with Norfolk homes, Osier Cottage is entered through the rear door. Step inside and the boot room greets you, ready to take coats, hats, and shoes after a walk nearby.



Head into the kitchen/dining room and you immediately feel right at home. Without an oven even being on, there's a warmth to this room. Views over the front garden add to the charm; this is a room which has hosted many family meals and become a cherished space for our client.

The house effortlessly flows into a cosy sitting room, the ideal place to snuggle down in an evening. Adjoined to a garden room, the spaces can easily combine for a social gathering.

A formal dining room is found at the rear of the property and has lent itself to being a versatile space, having previously been a double bedroom. The downstairs is completed by a WC, where there is plumbing for a wet room conversion, if one wishes, and subject to relevant planning.





As you head upstairs, a light and airy space opens itself up to you. You first find an office, perfect for working from home. Two double bedrooms create relaxing places to retire and share the use of the family bathroom.

An already versatile home is complemented by its outside space. In the plot of more than half an acre (stms) you find many outbuildings and sheds, creating terrific storage spots. There are lawned areas at both the front and the rear of the property, some interspersed with mature fruit, and spots for all manner of vegetables to be grown. A summer house is attached to the gable end of the property, and next to the garage is a car port with eight solar panels on its roof.



“Living here has created great family moments; memories of occasions such as Easter or Christmas to last a life-time.”

This is still a much-loved home and one which continues to play host to many happy memories. However, for the next custodian a fresh vision would breathe new life into this home and it could benefit from a refurbishment.



Epitomising countryside living, Osier Cottage is a home which is as practical as it is cosy. Our client said that living here gave them the opportunity to “live the country life” - and it’s easy to see why...





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 the Vendor



“A home which has adapted to meet family needs over the years, you are rural but still well-connected.”

THE VENDOR



SERVICES CONNECTED

Mains electricity. Water via a borehole with filtration system. Drainage to a septic tank. Heating via a stove in the kitchen which heats the kitchen, bathroom and bedroom. Eight solar panels on the car port roof.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

F. Ref:- 9817-3036-3207-4784-0204

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: ///nods.dragonfly.products

AGENT'S NOTE

The property is owned by family of someone who works for Sowerbys.

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SOWERBYS



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