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THE STORY OF

# The Corner House

*Dersingham, Norfolk*

SOWERBYS



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2 Sandringham Road, Dersingham, Norfolk  
PE31 6LL

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Double Fronted Character Property  
Additional One Bedroom Self-Contained Annex  
Four Double Bedrooms  
Three En-Suites and Family Bathroom  
Double Garage and Parking  
Updated Throughout  
South-Facing Garden with Courtyard Garden

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Built in 1890, The Corner House is a charming double-fronted character property set in the historic quarter of Dersingham, perfectly blending modern comfort with timeless appeal. Positioned in a prime location, it is just a short walk from the Royal Sandringham Estate, while local amenities such as shops, pubs, and regular bus services are right on your doorstep.

Inside, the current owners have tastefully updated the home, preserving its original charm while adding stylish touches and practical upgrades including new sash windows to the main house, a new gas boiler and insulation in the loft space. The heart of the home is the spacious kitchen/dining room, which has been transformed with a country-style design. A central island with seating makes it a perfect spot for casual meals, and the addition of a walk-in pantry, built-in dishwasher, fridge freezer and pasta tap make it both functional and elegant. The room opens onto the courtyard garden, creating a social space ideal for entertaining or relaxed family gatherings.

The dining room also opens out to the patio and retains its historic charm with a storage nook that once served as the entrance to the cellar and has an original working range burner. The former kitchen has been repurposed into a laundry room, complete with a range oven and original floor tiles, adding unique character to the space. The sitting room, with its bay window overlooking the low-maintenance front garden, is perfect for cosy evenings by the wood-burner. A downstairs WC completes the ground floor.

Upstairs, the large bedrooms continue the theme of space and comfort. Two of the bedrooms feature generous en-suite bathrooms with the main bedroom having a claw foot bathtub, shower and built-in wardrobes, while a fourth bedroom, currently used as a home office, would also make an ideal nursery or hobby room. The spacious family bathroom is a luxurious retreat, featuring a freestanding bath and separate shower.





Adding to the home's appeal, the former coach house has been converted into a charming self-contained one bedroom annexe. With exposed painted brick walls, a good-sized sitting room, kitchen/breakfast room, and an upstairs bedroom with en-suite shower room, it offers independent living space for family with the option of knocking back through to the original house if one wished.

Outside, a newly laid patio courtyard leads to a south-facing garden that stretches the length of the plot. A summer house with decking provides the perfect spot to relax, while the grassy lawn and vegetable plot with substantial garden shed offer ample space for gardening or play. The property also includes a double garage with EV charging and lapsed planning permission to add dormer windows, offering the potential to create a home office or additional living space. Off-street parking for several vehicles ensures practicality alongside the charm of this delightful home.

Living at The Corner House offers a blend of historic character and modern convenience, all in the heart of one of Norfolk's most desirable villages.







“...at Dersingham Bog National Nature Reserve there’s marshland, heathland and woodland to explore.”



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.

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# Dersingham

A WELL SERVED COMMUNITY COUPLED WITH COUNTRYSIDE BEAUTY

‘The perfect village’ is how many locals lovingly describe Dersingham which is well-served with a primary and junior school, GP surgery, library, Post Office, a butcher, supermarket, newsagent, garden centre, Chinese restaurant and a smashing fish and chip shop – all within a relatively compact 5.6 sq mile radius!

Coupled with this is the village’s superb position, just 7.5 miles from King’s Lynn with a direct rail line to London King’s Cross, making it ideal for country-loving commuters. Alternatively, go east and discover north Norfolk’s sandy beaches at Snettisham, Heacham or Hunstanton, just a few minutes’ drive away.

There’s easy access to Sandringham’s trails from the edge of the village offering plenty of ways to explore the estate – escape the heat of the beach on a hot summer’s day with a cooling cycle ride, or admire autumn’s colourful display with a woodland walk that leads little ones to the children’s play area and its impressive 26ft water tower. Build their knowledge of nature further at Dersingham Bog National Nature Reserve where they can adventure marshland, heathland and woodland.

Despite its grand neighbours, Dersingham has a homely feel with a strong community served by a newly renovated village hall with a regular calendar of social events. There are two thriving pubs, The Feathers and Coach & Horses, the latter of which is regularly celebrated by CAMRA for its award winning selection of traditional ales.



## Note from Sowerbys



“...a social space ideal for entertaining or relaxed family gatherings.”



### SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating.

### COUNCIL TAX

Band E.

### ENERGY EFFICIENCY RATING

C. Ref:- 2368-3042-0201-6194-3200

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: ///obstruct.valley.often

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# SOWERBYS

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