



THE STORY OF

Rushmeadow Cottage

Scarning, Norfolk

SOWERBYS



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Rushmeadow Cottage

Scarning, Norfolk
NR19 2NW

Detached Brick and Flint Home

Easy Walking Distance to the Historic
Market Town of Dereham

Internal Accommodation Stretching
to Approximately 2574 Sq. Ft.

Five Bedrooms

Open-Plan Kitchen/Dining Room

Character Features Throughout

Shower Room, Wet Room and En-Suite Bathroom

0.8 of an Acre Plot (STMS)

Circular "Drive in Drive Out" Access

Workshop

Treehouse

Views Over Wetland Nature Reserve

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Set on an expansive plot of approximately 0.8 acres (STMS), this delightful brick and flint detached home offers a perfect blend of traditional charm and modern practicality. Positioned on the outskirts of the historic market town of Dereham, the property enjoys a tranquil setting with beautiful views over the adjacent water meadows nature reserve.

The internal accommodation stretches to an impressive 2,574 sq. ft., thoughtfully designed to suit the needs of modern family living. At its heart is a spacious open-plan kitchen and dining room, a welcoming space perfect for everyday living and entertaining. The layout flows naturally into other living areas, providing a balance between open spaces and distinct rooms for versatility.

The home boasts five well-proportioned bedrooms, including a principal bedroom with an en-suite bathroom, ensuring comfort and privacy. Additional facilities include a family shower room, and a wet room which adjoins the downstairs bedroom, offering convenience for busy households.

Outdoors, the property continues to impress. The generous plot features expansive lawns, an apple, pear and cherry orchard, and mature trees. External paved and decked areas provide ideal venues for outside entertaining or relaxation. Multiple terraces provide opportunities to enjoy the stunning views and peaceful surroundings. Greenhouses provide opportunities for those with green fingers. A workshop adds further appeal, offering potential as a hobby space, home office, or additional storage.

This home combines characterful details with practical features, making it a truly special find. Its location near Dereham provides easy access to local amenities, schools, and transport links, offering a rare opportunity to enjoy rural tranquility without sacrificing convenience.





First Floor
Approximate Floor Area
757 sq. ft
(70.32 sq. m)



Ground Floor
Approximate Floor Area
1,817 sq. ft
(168.80 sq. m)

Outbuilding
Approximate Floor Area
193 sq. ft
(17.93 sq. m)

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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Scarning

CHARMING VILLAGE NEAR DEREHAM
WITH PLENTY OF HISTORY

The popular village of Scarning, near Dereham, is within easy access of the town. There is a local primary school in the village as well as recreational grounds. The village of Scarning also has a village hall and church.

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.

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.

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



“We enjoy the quiet rural setting of Rushmeadow Cottage whilst appreciating its proximity to the town of Dereham and all local facilities.”



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref: 0300-2241-9490-2405-2525

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: ///peaches.apples.soils

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SOWERBYS

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