



THE STORY OF

Fairfield House

Scarning, Norfolk

SOWERBYS

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Fairfield House

Dereham Road, Scarning,
Dereham, NR19 2PH

Charming 1930's Detached House

Accommodation Extending to Approx.
2,037 Sq. Ft. Including Outbuildings

Four Bedrooms with a Potential Fifth Downstairs

Three/Four Reception Rooms

First Floor Family Bathroom and
Ground Floor Shower Room

Undisturbed Open Field Views to the Front Aspect

Quirky Original Character Features

Large Shingled Driveway with Detached Garage/Stables

Enjoying Grounds Extending to 0.64 Acres (STMS)

SOWERBYS DEREHAM OFFICE

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“We would describe our home as full of character, potential and space.”

Fairfield House is a charming detached 1930's home, enjoying undisturbed views across neighbouring farmland to the front and positioned on a good-sized plot extending to 0.62 Acres (STMS).

Our sellers have altered the layout by adding a two-storey extension to the rear of the property, along with a large storage garage and store/stable, extending to approximately 2,037 sq. ft. (including outbuildings).

The living space comprises two symmetrical front reception rooms, both with wooden flooring, consisting of a living room with a brick surround wood-burner and the dining room which leads through into the kitchen.

There is a fitted kitchen enjoying views across the gardens with a mixture of wall and base units and a door into the utility room, granting access to the downstairs cloakroom and with a door leading out onto the shingled driveway.

In addition, the office is positioned towards the rear and can be used as a ground floor bedroom.

Leading upstairs via the staircase, a central landing provides access to all four double bedrooms and a large four piece family bathroom. The property is fuelled by oil fired central heating.





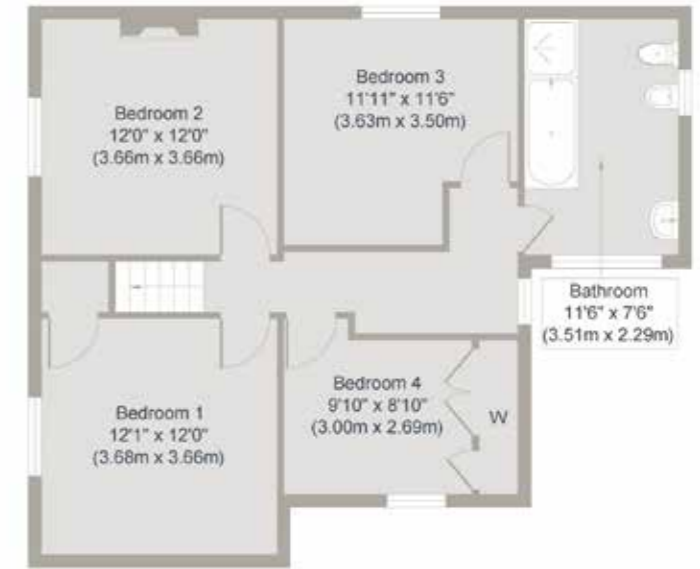
The garage has been split into three core areas comprising a store room, fitted stable towards the rear and a garage along one side.

The front of the property mainly consists of a large shingled driveway with mature hedging enclosing the plot and leading around the side, granting access to the rear garden.



The garden wraps around the property and down to the road, again with mature hedging and established trees fully enclosing the gardens with a mixture of flower beds and vegetable plots. There is an orchard with productive apple, pear, plum cherry and peach trees as well as numerous bush fruits and strawberry beds.





First Floor
Approximate Floor Area
721 sq. ft
(66.98 sq. m)



Outbuilding
Approximate Floor Area
544 sq. ft
(50.53 sq. m)

Ground Floor
Approximate Floor Area
721 sq. ft
(66.98 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.



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 of the High Street.

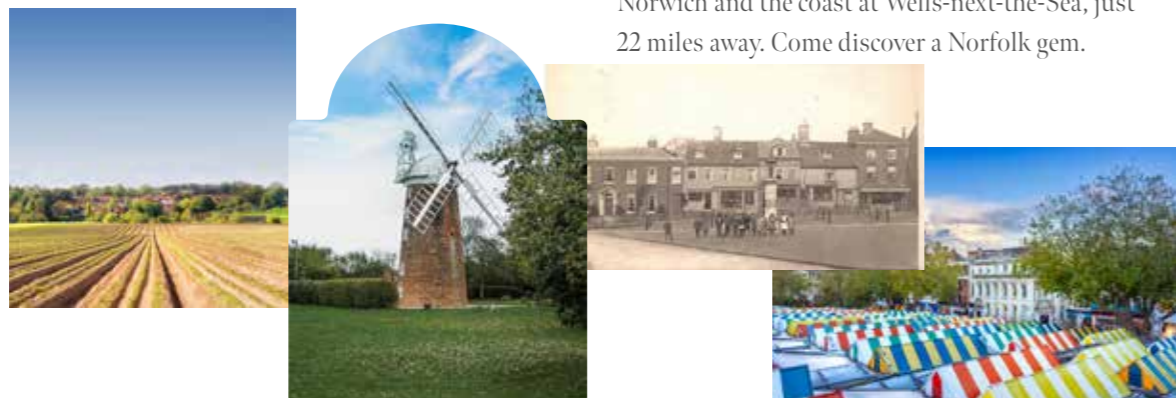
Today, a twice weekly market, on Tuesdays and Fridays, along with a strong cohort of independent and specialist shops and free parking make the town a fabulous place for an afternoon spent browsing. Look out for the town's other historic landmarks which include the Mid-Norfolk Railway, a heritage line 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



“We have loved living in this house, growing fruit and vegetables in the garden, playing cricket and rounders on the lawns and keeping our pony in the orchard.”

THE VENDOR



SERVICES CONNECTED

Mains electricity and water, oil fired central heating and septic tank drainage.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

E. Ref:- 8102-4246-8922-7207-3603

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 : ///confident.thus.ranked

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS



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