



Beechcroft  
Shipdham Lane | Scarning | Norfolk | NR19 2LF

FINE & COUNTRY

# PUTTING DOWN ROOTS



“Character meets contemporary at this beautifully refurbished and extended former farmhouse. Cosy with brick fireplaces and exposed timbers, it’s also wonderfully light and bright. Sitting in around 1.6 acres, with a stable and potential paddock, it’s a great family home. You’re surrounded by open farmland in a peaceful spot within easy reach of Dereham and the A47, so living here you have the calm of the countryside, but you’re not cut off from civilisation.”



# KEY FEATURES

- A Detached Mid 1800's Farmhouse situated in Scarning
- Five Bedrooms; Three Bathrooms which includes an En-Suite, Family Bathroom and Ground Floor Shower Room
- Four Reception Rooms and a Conservatory
- Kitchen/Breakfast/Living Room opening onto a Patio with Field Views
- Ground Floor Shower Room and Separate Utility
- The Grounds extend to 1.6 acres including a Stable and Two Small Paddocks
- Cart Shed with Workshop and Room Above
- Self-Contained Annex with Two Bedrooms, Kitchen with Aga and Sitting Room
- The Accommodation extends to 4,480sq.ft
- Energy Rating: D

If you're looking for the perfect place in which to raise a family, perhaps with a pony in the paddock and games of football on the lawn, or you want to live the rural dream and head out for long walks with your dog, this will fit the bill. Maybe you want a place where three generations of the same family can live together, each with their own space, or you love hosting a houseful and you're looking for a place that can provide an income. This versatile property can do it all!

## A Harmonious Home

The oldest part of this brick- and flint-fronted property dates back to the mid-1800s and it would have been a farmhouse at that time. It's been in the same family for many years, with several generations of the family living here during that time, and it's been extended and improved recently, adding valuable entertaining space and creating a dream family kitchen that really makes the most of the setting, allowing you to take in the incredible, far-reaching views. "I always wanted a kitchen that was the heart of the house. Somewhere we could all spend time together as a family, but also a place that worked when we had friends over. With bifold doors opening on two sides of the room, you can sit and see the sun setting over the fields, or watch the wildlife. It's a beautiful spot." The owners have celebrated milestone birthdays, hosted work socials, and even had wedding receptions in the gardens here, so it's definitely a house that works well for a crowd.





# KEY FEATURES

## Hugely Flexible

There's no shortage of space here. In the original farmhouse, three receptions line the front of the property, all with fireplaces, and there's a conservatory facing south-west with double doors from the sitting room. There's a formal dining room behind, opening onto the stunning kitchen with rooflight above. You have room for both seating and dining in here, plus a log burner for the colder months. The owners have converted what was the garage to provide a ground floor bedroom and study, which they use for an adult child when he comes back to visit, giving him his own space. There's a ground floor shower room too. Upstairs, three of the four bedrooms share a lovely family bathroom with feature rolltop bath, while the fourth has an en-suite shower room. All have gorgeous green views.

## Annexe, Outbuilding, Animals

When you hear of an annexe, what comes to mind? Almost certainly not anything as roomy as this. With two bedrooms and two bathrooms, a kitchen breakfast room with Aga, formal dining room and a sitting room, this is as spacious as a house in its own right. It's wheelchair friendly and can be let out or used as a holiday let if desired. It even has its own access and sunny patio. There's a separate outbuilding with workshop, cart lodge and garage, offering plenty of storage, and the garden wraps all the way around the house, with a paddock area beyond the outbuilding. The owner's sister used to graze her pony here and you could just as easily have alpacas or goats.

## Picture Perfect

There's lots of wildlife to see as well, from hares in the fields to a pair of buzzards hunting. Swallows nest in the cart shed and owls swoop past at dusk. The garden is enclosed by beech hedging, with stock fencing behind, so it's completely safe for dogs. The garden also has a wildlife pond. The owner is a keen amateur photographer and loves to take shots of the sunsets here, the sky lit up and the fields glowing. There's no light pollution, so the starry skies are well worth staying out for too. Whilst it feels wonderfully rural, you're not far from anything, being close enough to the A47 for ease of travel, but far enough away not to hear it. Dereham has several supermarkets and many amenities, while Norwich is only 20-25 minutes by car. You can head up to the North Norfolk coast in around 40 minutes, or drive through Watton onto the A11 for travel to Cambridge or London.

















## THE ANNEXE













# INFORMATION

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## On The Doorstep

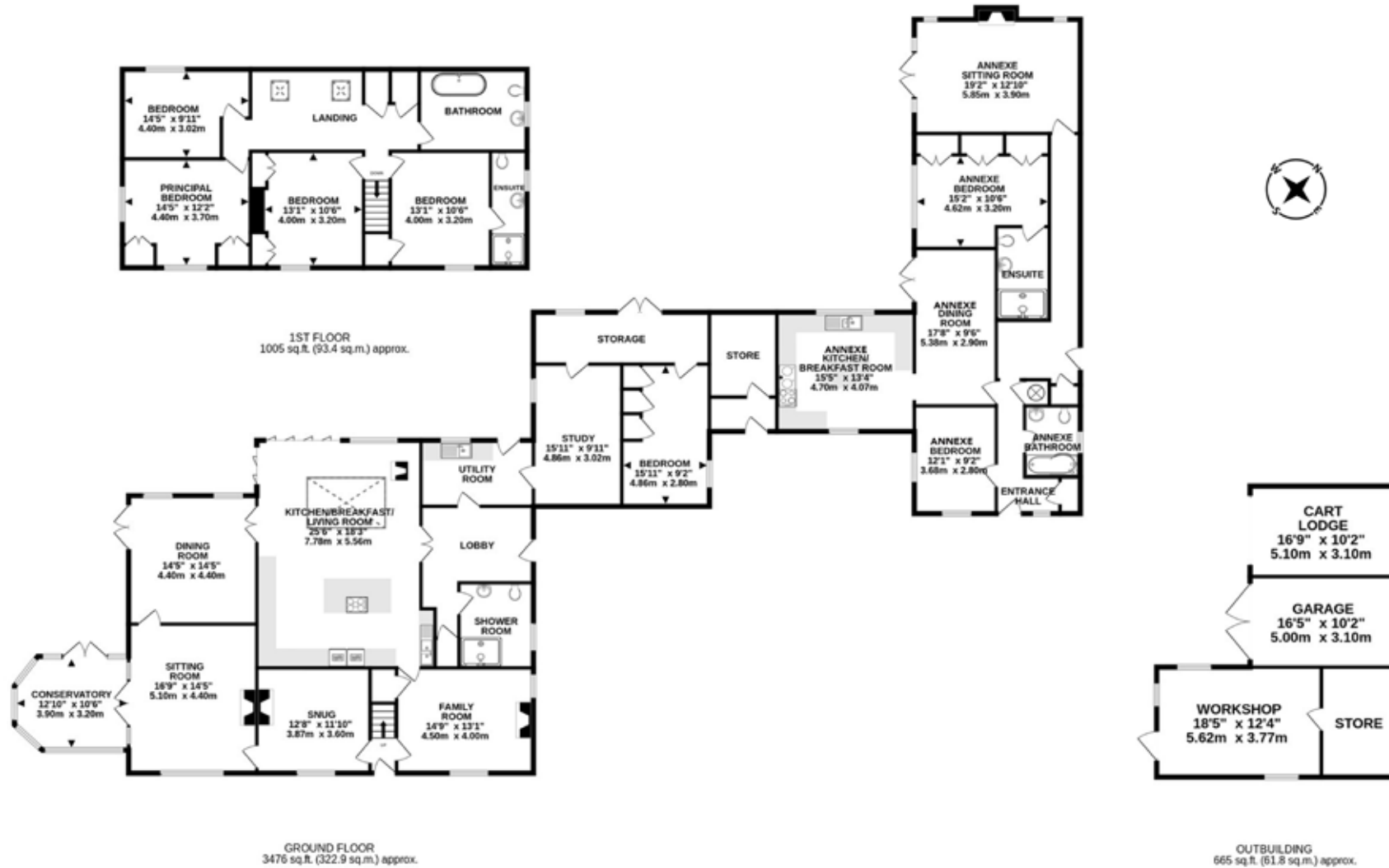
There is easy access to the market town of Dereham with a large range of supermarkets, including two superstores, a leisure centre, a good range of shops and cafes, library, cinema, hotels and restaurants. Its free car parks attract shoppers from the surrounding villages into the town centre. Markets 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](http://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.

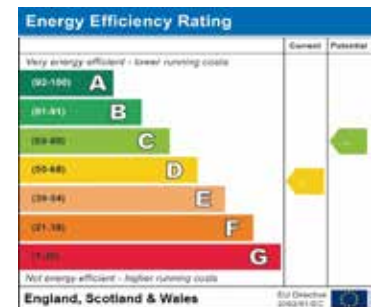
## Services, District Council and Tenure

Oil Central Heating, Bio-Digestible Septic Tank and Deep Bore for Water  
Breckland District Council - Council Tax Band E  
Freehold



FLOOR AREA - HOUSE (INCLUDING ANNEX): 4480 sq.ft. (416.2 sq.m.) approx.  
 TOTAL FLOOR AREA: 5145 sq.ft. (478.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk  
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# FINE & COUNTRY

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