



THE STORY OF

9 Jannochs Court

Dersingham, Norfolk

SOWERBYS

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9 Jannochs Court

Dersingham, Norfolk
PE31 6DX

Four Bedroom Detached Property

Downstairs WC

Large Walled Garden

Private Setting

Off-Street Parking

En-Suite and Family Bathroom

Views of St Nicholas Church

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“Jannochs Court is very unique and this home still has the original old wall at the bottom of the garden...”

With a charming collection of properties, which includes the original Dersingham Hall dating back to the 17th century, Jannochs Court is a hidden gem on the edge of Dersingham, a location which perfectly blends country, village, and coastal lifestyles.

Nestled within close proximity to the Sandringham Estate, this remarkable property boasts a grand, double-fronted elevation which perfectly emulates the classic symmetry and grandeur of a previous era - despite being built in 2006.

Spread over two floors and extending to more than 1,400 sq. ft. - this property is a bright and inviting space, its central hall and spacious WC set the tone for the rest of this home.

A dual aspect sitting room, with its open brick fireplace and french doors leading to the south-facing patio, showcases a loving level of refinement.

The spacious kitchen/dining area has large storage cupboards and overlooks the grassy garden, making this the perfect spot for a family meal.



“This has been a tranquil escape, a convenient home to explore the best of Norfolk.”



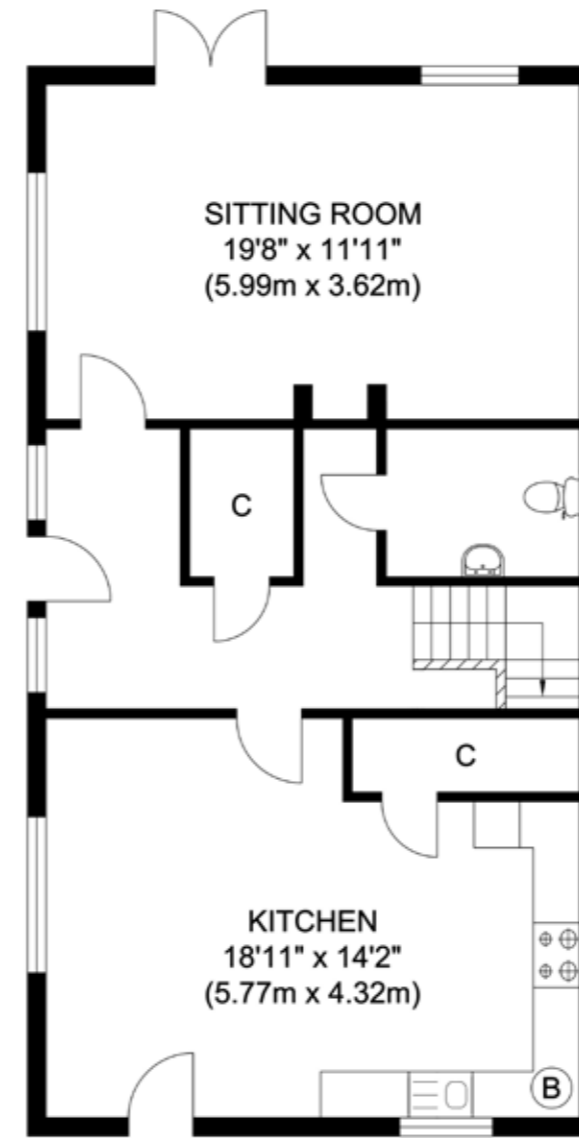
The first floor continues to impress, with four light-filled bedrooms which offer plenty of space for relaxation. The principal bedroom really stands out and impresses. With its built-in wardrobes and en-suite bathroom, it overlooks the impressive garden and the local church. Two of the additional bedrooms are double in size, whilst the single bedroom could make for an ideal home office, hobby room, or nursery. The upstairs accommodation is completed with a family bathroom.

“Not much has changed in the area, which is what so many people love.”

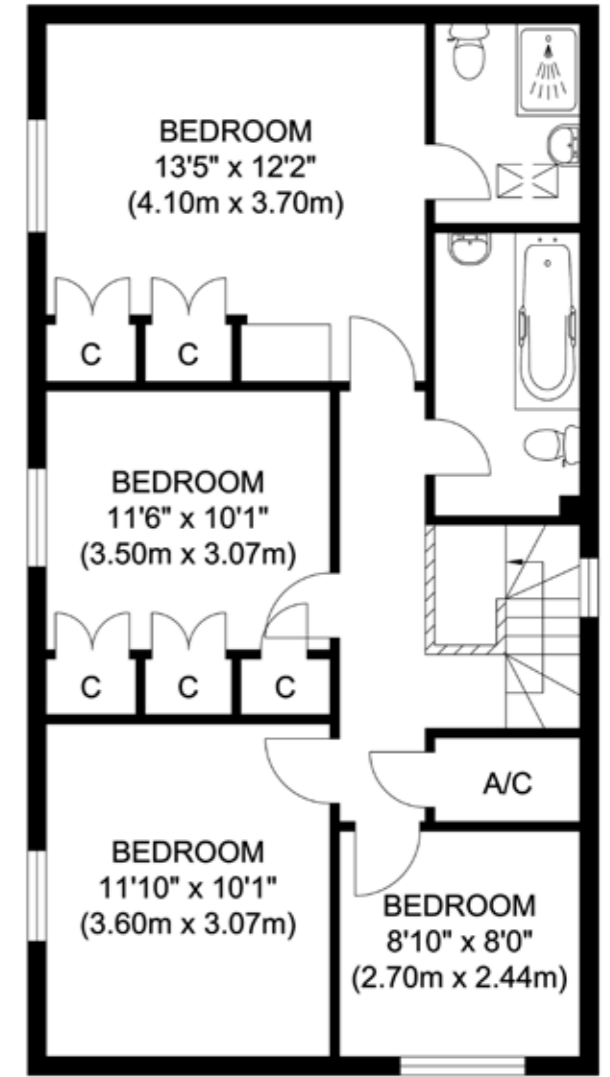
Outside, the rear garden is enclosed by a beautiful original carrstone wall and offers a picturesque view of the St Nicholas Church. Private parking is available behind the gated entrance, with potential to add more - if required.

This charming property has served as a cherished second home for its present owners, who have created countless precious memories here. Now it is ready to provide new owners with the same joy, and would be ideal for families wanting their own countryside home, or city escape.





GROUND FLOOR



FIRST FLOOR

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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ALL THE REASONS

Dersingham

IN NORFOLK
IS THE PLACE TO CALL HOME



‘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.

With plenty of traditional carrstone cottages and large period properties, including a loop of highly desirable detached homes surrounding Fern Hill and along Shernbourne Road, there are newer developments including the ever-popular Sandringham Estate with a good mix of property sizes.



Dersingham has grand neighbours as the village borders the Sandringham Estate, home to the King’s Norfolk residence, and the road follows onwards to Anmer where the Duke and Duchess of Cambridge have a country home – Prince George was often spotted playing under the Duchess’ watchful eye at Dersingham’s Playground as a youngster, and the village’s recreation ground is a central spot for many local community events.

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.

It’s easy to see why Dersingham holds so much appeal, particularly among doctors and front-line workers working at the Queen Elizabeth Hospital, just 7.5 miles away, offering a superb place to enjoy the best of coast and country.

Note from Sowerbys



Sandringham Estate is only a short walk away, and a very popular walking destination.

“With the home’s setting on the edge of the village, it gifts great access to the Norfolk countryside.”

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref:- 0041-2604-8040-2097-1721

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: ///loitering.easily.addicted

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SOWERBYS



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