



THE STORY OF

Scoles Barn

Dersingham, Norfolk

SOWERBYS



THE STORY OF

Scoles Barn

Dersingham, Norfolk
PE31 6PW

Two Bedroom Barn Conversion

Cosy Sitting Room with Wood-Burner

Kitchen, Dining Room and Separate Boot Room

Ground Floor Shower Room
for Added Practicality

First Floor Family Shower Room

Private Courtyard Parking

Lovely Garden with an Abundance of Flowers

SOWERBYS HUNSTANTON OFFICE

01485 533666

hunstanton@sowerbys.com





Tucked away in a tranquil and secluded spot, this beautiful barn conversion offers the perfect blend of character and comfort. Sympathetically renovated to retain its original charm while incorporating modern conveniences, this delightful home is ideal for those seeking a quiet countryside retreat without compromising on style or practicality.

Upon entering through the boot/utility room — a thoughtful space perfect for muddy boots and coats after countryside walks — you're led into a modern shower room, ideal for guests or a quick refresh. The heart of the home is a cosy sitting room, where french doors open out onto the garden, flooding the space with natural light and creating a seamless indoor-outdoor flow.

The dining room offers an elegant setting for more formal gatherings, while the attractive kitchen is perfectly equipped for everyday living and entertaining, featuring a warm, welcoming atmosphere that makes it easy to feel at home.

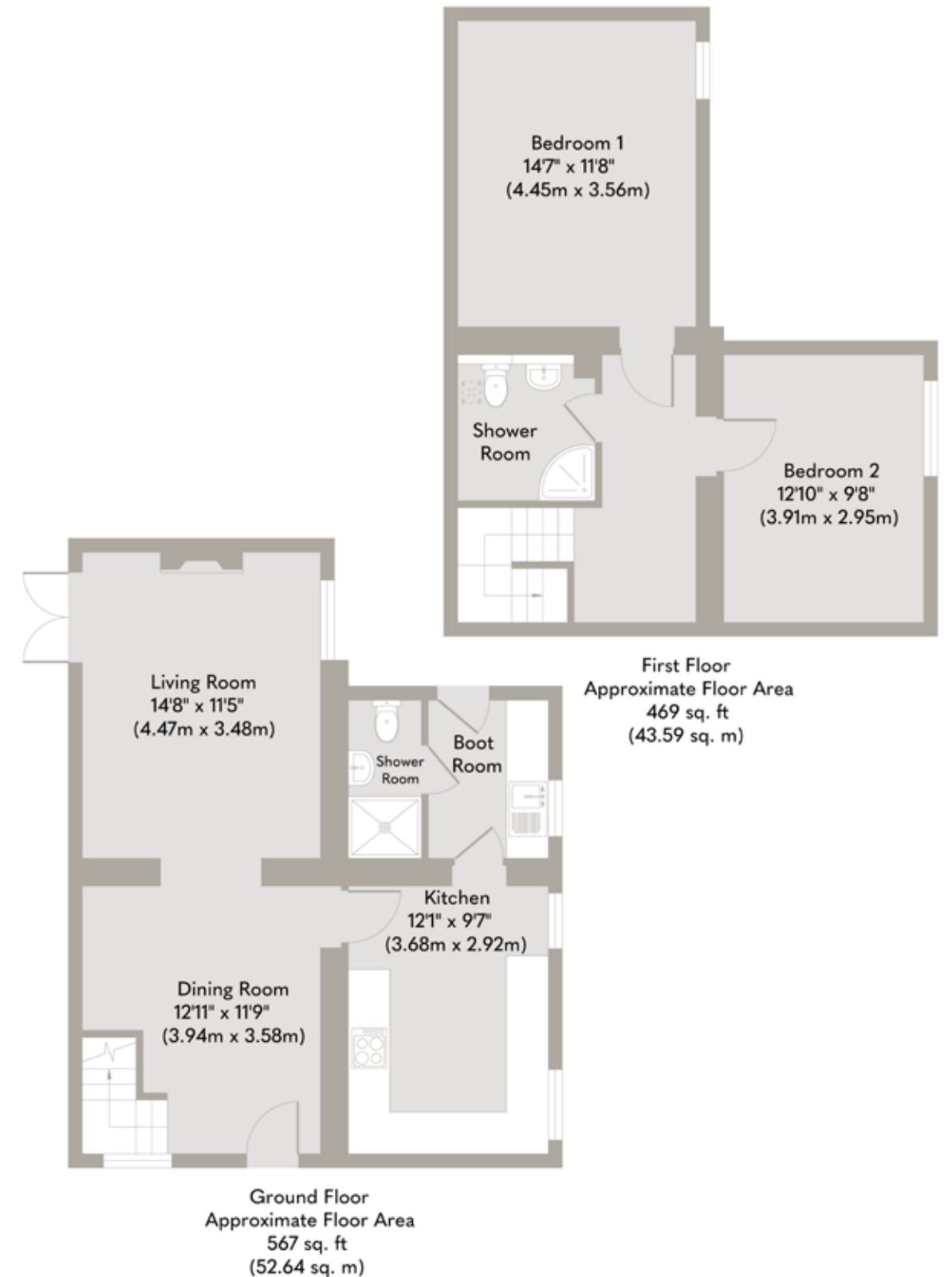
Upstairs, two generously sized double bedrooms provide restful retreats, both serviced by a stylish family shower room. The entire property is filled with natural light and charming touches, making every room feel warm and inviting.

Externally, the home benefits from private parking for two cars at the front, and a fully enclosed rear garden — a peaceful haven with patio, lawn, and an array of attractive plants and shrubs. It's a perfect spot for morning coffee, al fresco dining, or simply soaking up the serenity of your surroundings.



The entire property is filled with natural light and charming touches, making every room feel warm and inviting.





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.

Copyright V360 Ltd 2025 | www.houseviz.com

Dersingham

KNOWN FOR BEING THE PERFECT VILLAGE

Dersingham is affectionately known as “the perfect village.” With its primary and junior schools, GP surgery, library, and local shops—including a newsagent, and a popular fish and chip shop—this compact village offers everything within a 5.6 sq mile radius. Just 7.5 miles from King’s Lynn and its rail link to London, Dersingham is ideal for country-loving commuters, while beautiful beaches at Snettisham, Heacham, and Hunstanton are just a short drive away.

The village boasts traditional carrstone cottages, large period properties, and newer developments like those on the Sandringham Estate, with various property sizes. Nestled near the royal Sandringham Estate and the country home of the Duke and Duchess of Cambridge, Dersingham has a rich, community-oriented charm. Local highlights include Dersingham Bog National Nature Reserve, Sandringham’s scenic trails, and a welcoming village hall hosting frequent events.

With two popular pubs—The Feathers and Coach & Horses—plus its proximity to the Queen Elizabeth Hospital, Dersingham is particularly appealing to front-line workers seeking a blend of coastal beauty and community spirit.



Note from the Vendor



“Tucked away in a tranquil and secluded spot, this beautifully restored barn conversion offers the perfect blend of character and comfort...”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref:- 3135-8724-5400-0884-8202

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: ///unpacked.owes.croak

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

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606.
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

