



DORSET
COTTAGE

THE STORY OF

Dorset Cottage

Dereham, Norfolk

SOWERBYS

S

THE STORY OF

Dorset Cottage

Union Drift, Dereham,
Norfolk, NR20 3AZ

Detached Three Bedroom Period
Property in a Quiet Location

Accommodation Stretching to 1,241 Sq. Ft.

Open Plan L Shape Kitchen/Dining Room

Two Ground Floor Reception Rooms and Bay Windows

High Ceilings Throughout with Original Picture Rails

Woven Venetian Shutters Throughout the Property

15ft Wooden Gates Leading to a Private
and Secure Driveway and Garden

Single Garage and Parking on Shingle Driveway

Traditional Style Norfolk Hip Roof

SOWERBYS DEREHAM OFFICE

01362 693591

dereham@sowerbys.com



“We would describe our home as beautiful,
inviting and homely.”

This exquisite period property, tucked away on a private road near Dereham town, exudes timeless elegance. Its charming red brick exterior is complemented by enchanting bay windows, creating a captivating facade. Historically, Union Drift, where the property is situated, used to service Dereham's only Workhouse in the 17th century.

Inside, you'll find a meticulously designed interior starting with a welcoming entrance hall. The ground floor offers a cosy sitting room, a formal sitting room (which could double as a bedroom), a bespoke kitchen with

a connecting dining room for added practicality. The property features high ceilings throughout with original picture rails, as well as original timber floor boards which have been recently refurbished.

Upstairs, three bedrooms await, along with a modern family bathroom.

Outside, the rear garden features a lawn, mature trees, and a summer house to escape to on those sunnier days. A shingle driveway leads to a detached garage with parking for several cars, including an electric car charger.



“The house itself offers so much character and warmth that it’s felt like home from day one.”







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.

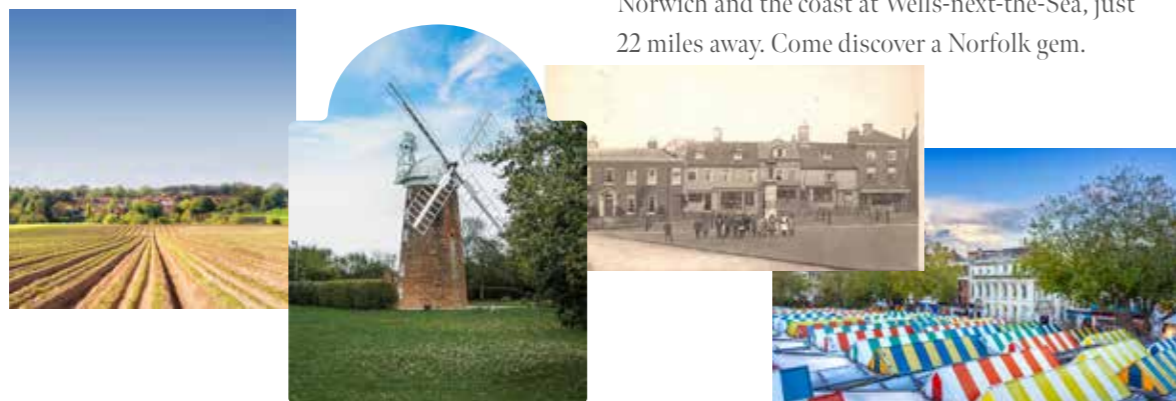
Today, a twice weekly market, on Tuesdays and Fridays, along with a strong cohort of independent and specialist shops and free parking make the town a fabulous place for an afternoon spent browsing. Look out for the town's other historic landmarks which include the Mid-Norfolk Railway, a heritage line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



“Moving here has given us a great balance in life, as it is still very quiet, with lovely country walks just 5 minutes from the property, and the town just 15 minutes or so.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///snail.flick.drama

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



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