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THE STORY OF
Old Sarum and Virginia Barn

Scarning, Norfolk

SOWERBYS



THE STORY OF

Old Sarum and Virginia Barn

Scarning, Norfolk
NR19 2PW

Detached Barn

Self-Contained Annexe

Four Bedrooms in Main House

Thoughtfully Designed with Exposed Beams

A Truly Unique and Enchanting Home

Extensive Mature Gardens

Range of Outbuildings

Convenient Village Position

SOWERBYS DEREHAM OFFICE

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Steeped in history and charm, Old Sarum originally formed part of a farm included in a trust established by William Secker in the early 1600s. This beautifully restored and characterful property seamlessly blends historic features with modern living, offering a rare opportunity to own a piece of Norfolk heritage.

The main barn boasts four spacious bedrooms, each with unique architectural details that highlight the building's historical origins. The living spaces are thoughtfully designed with exposed beams, vaulted ceilings, and ample natural light, creating a warm and inviting atmosphere throughout. The heart of the home is the expansive kitchen and dining area, perfect for both family gatherings and entertaining guests. A cosy sitting room with a feature fireplace provides the ideal retreat for relaxation.

In addition to the main residence, Old Sarum includes a charming one-bedroom self-contained annexe. This versatile space is ideal for extended family, guests, or potential rental income, offering complete privacy.

The property is set within picturesque gardens that have been lovingly maintained to complement the natural beauty of the surroundings. Mature trees, vibrant flower beds, and peaceful seating areas create a serene environment for outdoor living and enjoyment. There is also ample space for outdoor dining, making it perfect for hosting summer gatherings.

Located in the desirable village of Scarning, with easy access to Dereham and the wider Norfolk area, Old Sarum offers the perfect blend of rural tranquillity and convenience. This historic property is truly a unique and enchanting home, ideal for those seeking character, history, and modern comfort.





... seamlessly blends
historic features with
modern living...



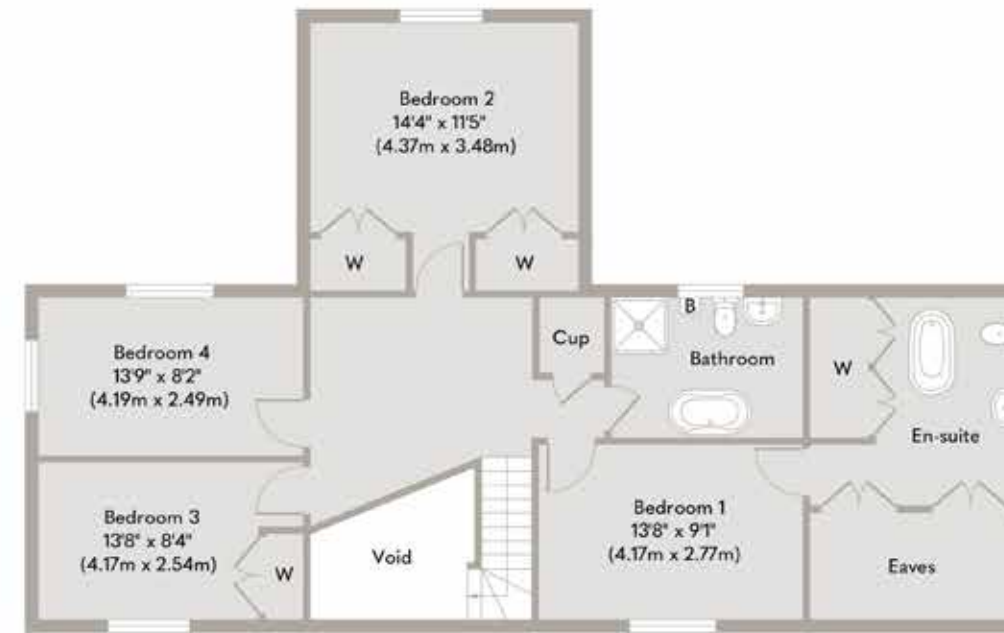


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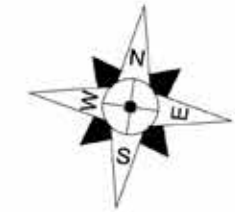




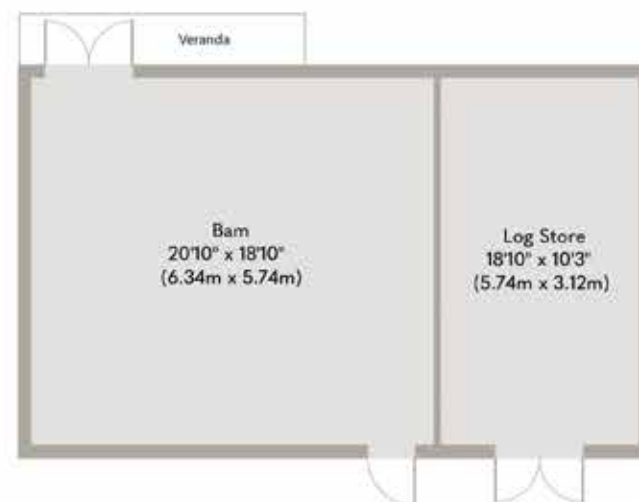
Ground Floor
Approximate Floor Area
1252 sq. ft
(116.31 sq. m)



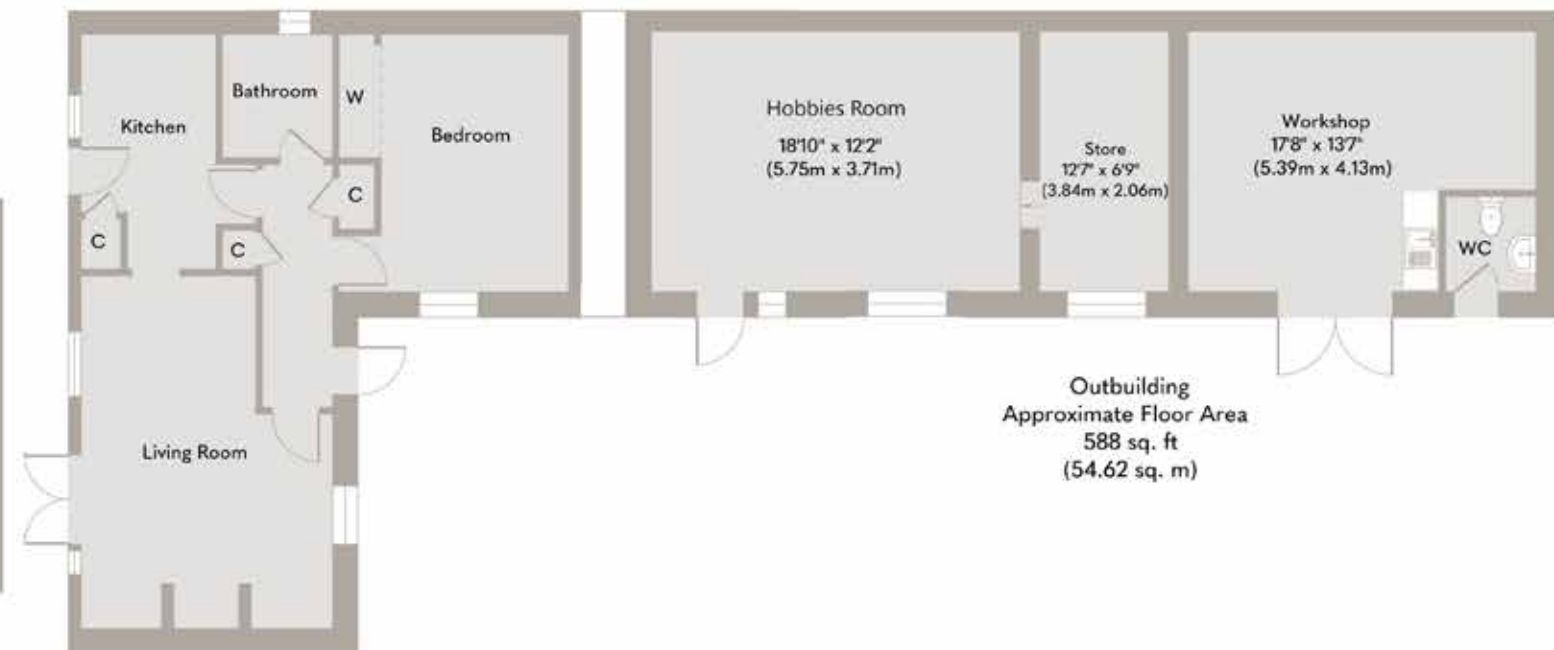
First Floor
Approximate Floor Area
1035 sq. ft
(96.15 sq. m)



Outbuilding
Approximate Floor Area
110 sq. ft
(10.21 sq. m)



Outbuilding
Approximate Floor Area
592 sq. ft
(54.99 sq. m)



Outbuilding
Approximate Floor Area
588 sq. ft
(54.62 sq. m)

Annexe
Virginia Barn

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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Dereham

LOCATED IN THE
MIDDLE OF NORFOLK

Nestled in the Brecklands, Dereham is a classic country market town with Georgian architecture and more recent developments.

In the eighth century, Anna, King of East Anglia's youngest daughter, founded a nunnery and prayed for a miracle during a famine. Two deer appeared daily, providing milk. When a huntsman tried to capture them, he was killed after being thrown from his horse, believed to be divine retribution. This event is depicted on a town sign at the entry to Butter Market from the High Street.

Today, Dereham boasts a twice-weekly market on Tuesdays and Fridays, numerous independent shops, and free parking, making it a great spot for an afternoon browse. Notable landmarks include the Mid-Norfolk Railway, running 1950s railcars to Wymondham Abbey, the Grade II listed Dereham Windmill, and Bishop Bonner's Cottage, the oldest building in town, established in 1502.

Nearby attractions for heritage enthusiasts include Gressenhall Farm and Workhouse, Castle Acre Castle and Priory, and the National Trust property Oxburgh Hall, all within a short drive.

For dining, try Spice Fusion curry house or The George Hotel, Bar and Restaurant, known for its excellent accommodation, food, and award-winning drinks. Brisley, 6.5 miles away, hosts The Brisley Bell, a highly acclaimed pub, while The Old Dairy in Stanfield offers artisan bread and produce.

With good local schools, a leisure centre, and a golf course, Dereham and its surrounding villages provide an ideal blend of Norfolk country living with easy access to Norwich and the coast at Wells-next-the-Sea, just 22 miles away. Discover this Norfolk gem.



Note from Sowerbys



“Mature trees, vibrant flower beds, and peaceful seating areas create a serene environment for outdoor living and enjoyment.”



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

E. Ref:- 5832-1323-2100-0184-8296

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: ///beans.gossiping.dripping

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SOWERBYS

To mark our 30th anniversary year, we're making a donation
to these Norfolk charities every time we sell a home

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Journey*

 **St Martins**
more than a home
for the homeless

 **mind**
Norfolk and
Waveney

 **Cancer
Charity**
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