



THE STORY OF

Blackdown Cottage

Scarning, Norfolk

SOWERBYS



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Blackdown Cottage

Scarning, Norfolk
NR19 2NW

Multiple Reception Rooms

Open Plan Kitchen/Dining Area

Just Under 0.5 Acre Private Plot (stms)

Quiet Village Location

Easy Access to Town Centre Amenities

Detached Double Garage/Home Office

Ground Floor Shower Room and
First Floor Bathroom

Well-Presented Throughout

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Set within a private plot of just under half an acre, Blackdown Cottage combines the feel of a rural retreat with the convenience of being only minutes from town-centre amenities. Tucked away in the quiet village of Scarning, this well-presented home offers both space and flexibility to suit family life and modern working needs.

The property is designed with multiple reception areas, allowing for a balance of shared and independent living. A spacious sitting room and an additional sun room provide options for entertaining or quieter moments, while the open-plan kitchen/dining area sits at the heart of the home - ideal for gatherings, everyday meals, and a sociable family lifestyle.

Practicality has been carefully considered, with a ground-floor shower room complementing the main bathroom upstairs. Five bedrooms offer a variety of configurations, whether for family members, guest accommodation, or as a study or hobby room.

Outside, the grounds provide a sense of privacy and seclusion, with ample space for outdoor dining, gardening, or simply enjoying the surroundings. A detached double garage adds further versatility, currently arranged to also function as a home office or workshop, reflecting the demands of modern living.

Blackdown Cottage offers a lifestyle that blends village calm with convenience - quiet surroundings within easy reach of local schools, shops, and wider amenities. It is a home that works equally well for day-to-day family routines and for those who value room to breathe.





This space has given us the perfect setting to enjoy family life, with plenty of room for the children to play and grow safely.



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.

Scarning

LOCATED IN THE
MIDDLE OF NORFOLK

Nestled on the edge of the Brecklands, Scarning is a peaceful Norfolk village that blends rural charm with the convenience of nearby Dereham, just a mile away.

Scarning itself has a long history, with a parish church dating back to the 12th century and one of the oldest continuously running village schools in England, founded in 1604. The village is surrounded by rolling countryside, perfect for walking and cycling, while still offering easy access to Dereham's amenities.

In Dereham, you'll find a twice-weekly market on Tuesdays and Fridays, numerous independent shops, and free parking, making it a great spot for an afternoon browse. Historic landmarks include the Mid-Norfolk Railway, which runs vintage 1950s railcars to Wymondham Abbey, the Grade II listed Dereham Windmill, and Bishop Bonner's Cottage, the town's oldest building, dating back to 1502.

Heritage lovers will also enjoy exploring the wider area, with Gressenhall Farm and Workhouse, Castle Acre Castle and Priory, and the National Trust's Oxburgh Hall all within a short drive.

For dining, Dereham offers plenty of choice, from the much-loved Spice Fusion curry house to The George Hotel, Bar and Restaurant, known for excellent accommodation, food, and award-winning drinks. A little further afield, the acclaimed Brisley Bell pub (6.5 miles away) and The Old Dairy in Stanfield for artisan bread and produce are also local highlights.

With good local schools, a leisure centre, golf course, and Norwich and the coast at Wells-next-the-Sea just 22 miles away, Scarning and its close ties to Dereham make this corner of Norfolk an ideal blend of village tranquillity and market town convenience.



Note from the Vendor



“We love our kitchen, it's the hub of our home, with plenty of space to entertain and relax.”



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 0427-3052-9203-6275-4200

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: ///ignore.outfit.beyond

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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.



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