



THE STORY OF

Lavender Cottage

Reymerston, Norfolk

SOWERBYS



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Lavender Cottage

Hingham Road, Reymerston,
Norfolk, NR9 4RH

Offered Chain Free

Approx. 3.8 Acre Private Plot (STMS)

Double Garage and Ample Off Road Parking

Spacious Accommodation Throughout

Three Double Bedrooms, Two En-Suite
Shower Room and Family Bathroom

Two Reception Rooms Overlooking the Garden

Utility Room and Separate WC

Conveniently Located for Market
Towns of Hingham and Dereham

Potential for Equestrian Use (STPP)

Rural and Private Village Setting

SOWERBYS DEREHAM OFFICE

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Lavender Cottage is an attractive three-bedroom detached bungalow occupying an exceptionally private plot of approximately 3.8 acres (stms) in the rural Norfolk village of Reymerston. Offering generous accommodation, substantial outside space and a high degree of privacy, the property presents an increasingly rare opportunity to acquire a detached single-storey home with land, while remaining conveniently positioned for the market towns of Hingham and Dereham. The property is offered chain free and combines spacious, practical accommodation with the flexibility that comes from such a sizeable plot.

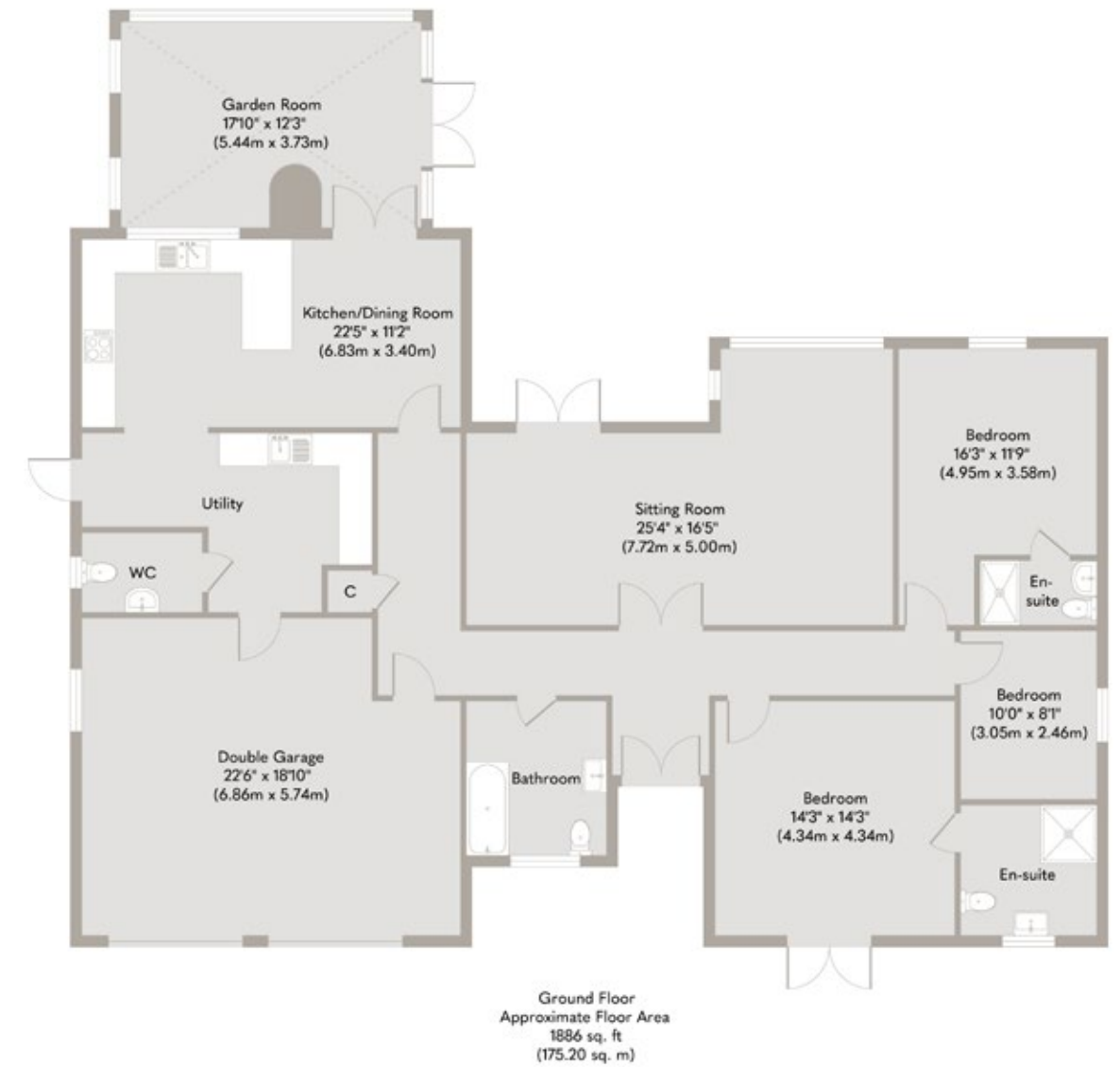
The layout is well suited to modern family life, with two substantial reception areas providing plenty of space and enjoy views towards the gardens. At the heart of the home is a generous kitchen/dining space, providing a sociable area for family meals and gatherings. The accommodation extends to three well-proportioned double bedrooms, with two benefiting from their own en-suite shower rooms, alongside a separate family bathroom. A useful utility room and separate WC add to the practicality of the layout, while the overall scale of the bungalow provides plenty of scope for comfortable single-storey living.

One of Lavender Cottage's defining features is the land. The property occupies approximately 3.8 acres, offering considerable privacy and a wealth of possibilities for those looking for more than simply a house and garden. The grounds provide space for gardens, while the amount of land also gives the property potential to appeal to those seeking an equestrian lifestyle, subject to the necessary planning consents. The combination of the existing accommodation, extensive plot and potential for further use makes this a particularly flexible property for a wide range of buyers. The property also benefits from a double garage and ample off-road parking, providing excellent provision for vehicles, storage and equipment.

With its chain-free position, approximately 3.8-acre private plot, three double bedrooms, two en-suite shower rooms, two reception rooms, double garage and ample parking, Lavender Cottage represents an appealing opportunity to acquire a spacious detached bungalow in a desirable Norfolk countryside setting, with the added benefit of being within convenient reach of both Hingham and Dereham.







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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only.

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Reymerston

A NORFOLK GEM IN THE HEART OF THE COUNTRYSIDE

Positioned within the Breckland countryside, Reymerston is a peaceful Norfolk village conveniently located around six miles from Dereham and three miles from Hingham. The village itself has a community shop and village hall, while the surrounding lanes and countryside offer an appealing rural setting with easy access to neighbouring market towns and villages.

Dereham is a traditional Norfolk market town known for its mix of Georgian architecture, independent shops and everyday amenities. The twice-weekly market, held on Tuesdays and Fridays, remains at the heart of the town, complemented by a good selection of cafés, restaurants and local businesses. Historic attractions include the Mid-Norfolk Railway heritage line, Dereham Windmill and Bishop Bonner's Cottage, believed to date back to 1502.

For dining out, Dereham offers a variety of popular eateries, while nearby Brisley is home to the award-winning Brisley Bell, a well-regarded country pub known for its seasonal menus, gardens and welcoming atmosphere.

The area is well served for everyday living, with local schools, supermarkets, leisure facilities and a golf club all close by. Reymerston also enjoys excellent road links to Norwich, approximately 20 miles away, while the North Norfolk coastline, including Wells-next-the-Sea, can be reached in under an hour, making the location ideal for enjoying both countryside and coast.



Note from Sowerbys



“Privacy, space and the opportunity to create your own countryside lifestyle.”



SERVICES CONNECTED

Mains water and electricity. Drainage via treatment plant. Oil fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

C. Ref:- 2504-1414-1678-0971-5110.

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: ///fatigued.braced.custard

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

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