



PARSONS
COMPANY

Valley View, Podmore Lane,
Scarning, Dereham, NR19 2NS



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Set within beautifully maintained grounds and enjoying far-reaching views across the surrounding open countryside, this exceptional detached residence offers an impressive combination of space, quality and versatility. Finished to a high standard throughout, the property provides substantial accommodation within the main house together with a self-contained one-bedroom annexe, triple cart shed and extensive gated driveway, creating a home particularly well suited to family and multi-generational living.

The property makes an immediate impression on arrival, approached through a gated entrance onto an extensive driveway providing an abundance of off-road parking and turning space. The attractive brick and flint elevations, tiled roof and entrance porch give the property a distinctive Norfolk character, while immaculate lawns, established planting and mature boundaries complement its countryside setting.

Key features

- Impressive Detached Country Residence
- Beautiful Far-Reaching Countryside Views
- Spacious & Versatile Accommodation
- Self-Contained One Bedroom Annexe
- Impressive Kitchen/Dining Room
- Three Generous Double Bedrooms
- Two En-Suites & Luxury Family Bathroom
- Superb Fitted Dressing Room
- Triple Cart Shed & Additional Garaging
- Ideal for Multi-Generational Living



Description

Entering beneath the covered porch, the front door opens into a generous entrance hall, which provides an attractive central connection between the principal rooms.

At the heart of the home is the impressive kitchen/dining room, a wonderfully spacious area designed with both everyday family life and entertaining in mind. The kitchen provides an excellent range of fitted cabinetry, work surfaces and integrated appliances, while the dining area is particularly striking, with its high ceiling and extensive glazing allowing natural light to flood into the room. There is ample space for a substantial dining table and chairs, creating a superb setting for entertaining.

Positioned just off the kitchen is a separate utility room, beautifully finished with fitted cabinetry, extensive work surfaces and a traditional-style Belfast sink positioned beneath the window. This practical addition provides valuable additional storage and laundry space away from the main kitchen.

A separate cloakroom has also been thoughtfully finished, combining contemporary sanitary ware with attractive panelling and a useful built-in bench area.

The substantial living room provides the principal reception space and offers excellent proportions, allowing plenty of flexibility for a variety of furniture arrangements. Its generous dimensions make it equally suitable for relaxed family evenings or entertaining larger groups.

The ground floor offers particularly versatile bedroom accommodation. Bedroom one is an excellent double bedroom with ample room for free-standing furniture and benefits from its own contemporary en-suite shower room, providing a modern suite including a generous walk-in shower.

Bedroom three is another well-proportioned double bedroom, again offering plenty of room for bedroom furniture and making the ground-floor accommodation suitable for families looking for flexibility or predominantly single-storey living.

The ground floor is completed by a study, providing a valuable dedicated home-working space, and an impressive family bathroom. Finished to an excellent standard, the bathroom features striking marble-effect tiling and a contemporary suite incorporating a freestanding bath together with a separate walk-in shower, creating a particularly luxurious finish.





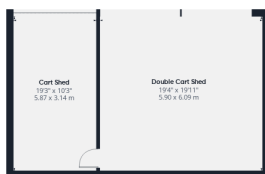




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Floor 1 Building 2



Ground Floor Building 3

Approximate total area⁽¹⁾

3574 ft²

332.1 m²

Reduced headroom

214 ft²

19.9 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Outside

The outside space has clearly been designed and maintained with considerable care. Expanses of neatly kept lawn wrap around the property, complemented by established beds, hedging and attractive planting. Beyond the garden boundary are wonderful open countryside views, creating an excellent sense of space and providing an attractive rural backdrop to the home. These views can be particularly appreciated from the upper-floor accommodation of both the main house and annexe. The extensive shingled driveway provides exceptional parking provision and links the main residence with the property's outbuildings. A particularly useful feature is the separate triple cart shed, providing three substantial covered bays and offering excellent provision for vehicles, storage, hobbies or workshop requirements. Its traditional appearance complements the character of the main house, while the generous gravelled area immediately in front provides further parking and manoeuvring space. The separate building incorporating the annexe also provides additional covered parking/garaging at ground-floor level, further increasing the property's already excellent provision for vehicles and storage. Overall, this is an exceptionally spacious and versatile country home, combining beautifully presented accommodation with an impressive degree of practicality. The mixture of ground and first-floor bedrooms, luxurious bathroom facilities, substantial dressing room, dedicated study and generous reception spaces makes the main residence particularly adaptable, while the self-contained annexe creates opportunities rarely found in a conventional family home. Combined with the extensive gated parking, triple cart shed, beautifully maintained gardens and far-reaching countryside views, the property offers a compelling opportunity for buyers seeking space, independence and a rural lifestyle without compromising on the quality of the accommodation.

Location

Scarning is a popular and well-established village situated just to the west of Dereham, offering a pleasant semi-rural setting while remaining within easy reach of the town's extensive amenities. The village has its own primary school, church, village hall and recreation facilities, with Dereham providing a wider selection of shops, supermarkets, cafés, leisure facilities and schooling. Convenient access to the A47 makes travelling towards Norwich, King's Lynn and surrounding areas straightforward, while the nearby Norfolk countryside offers a variety of walking routes and open spaces. The location combines the appeal of village living with excellent access to everyday services and transport connections.

Services

Oil central heating.

Mains water and electricity are connected.

Private drainage via treatment plant.

Important Information

Council Tax Band— E

EPC—Rating TBC





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