



THE STORY OF

Rags Folgate

Wattlefield, Norfolk

SOWERBYS



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Rags Folgate

Wattlefield, Wymondham, Norfolk
NR18 9LD

Impressive Grade II Listed Country Cottage

Beautifully Renovated

Three Characterful Reception Rooms

Bespoke Kitchen and Dining Room

Boot Room and Cloakroom

Three Charming Bedrooms

Two En-Suites and a Family Bathroom

Garage and Workshops

Studio Outbuilding

Well-Landscaped Garden

Wonderful Wild-Flower Meadow
Covering Two Acres (STMS)

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Rags Folgate is a truly impressive Grade II listed country cottage that has been sympathetically renovated and updated to a high standard. Inside, you'll find an abundance of character, from the exposed timbers to the natural light which floods in through the bespoke, newly fitted timber-framed windows – all of which are double glazed. The timber doors throughout the property are also newly installed, adding to the overall quality and charm.

The sitting room is wonderfully cosy, with a brick fireplace and wood-burning stove as its centrepiece. At the heart of the home is the bespoke, well-fitted kitchen/breakfast room. There's ample workspace and storage, as well as plenty of room for a dining table, making the space incredibly sociable. Beyond this lies an attractive snug, where the current owners have enjoyed many a film night.

In addition, there is a reconfigured boot room/back hall and a separate modern cloakroom. Two staircases lead to the first floor - one serving a charming guest bedroom with a modern en-suite, and the second leading to the principal bedroom, complete with dressing room and its own stylish en-suite. A third bedroom also benefits from its own en-suite cloakroom.





This is a home full of character, natural light, and cosy corners for every season...







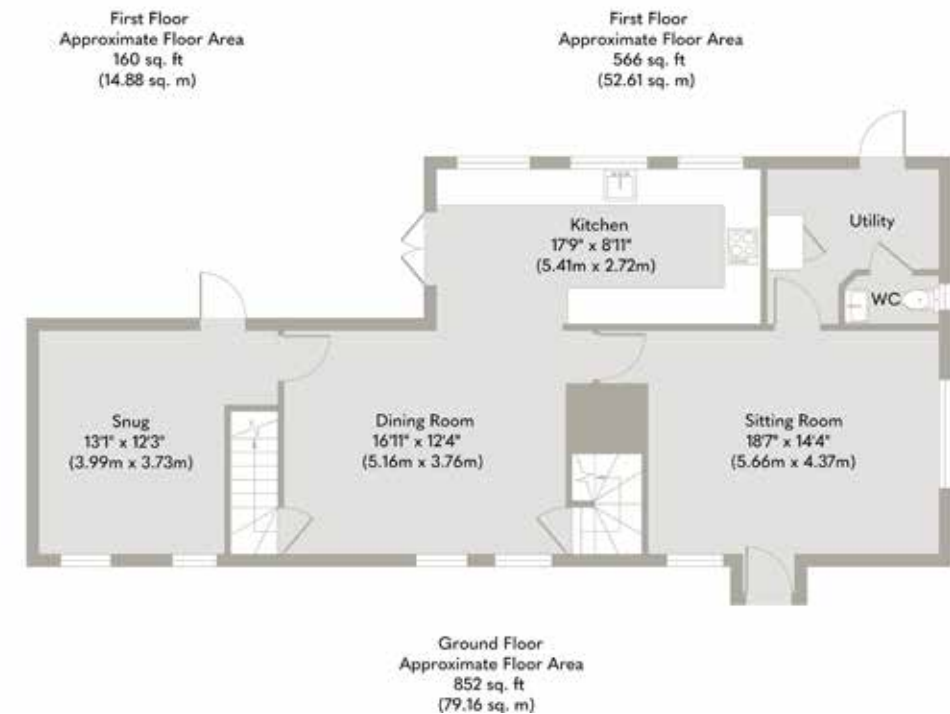
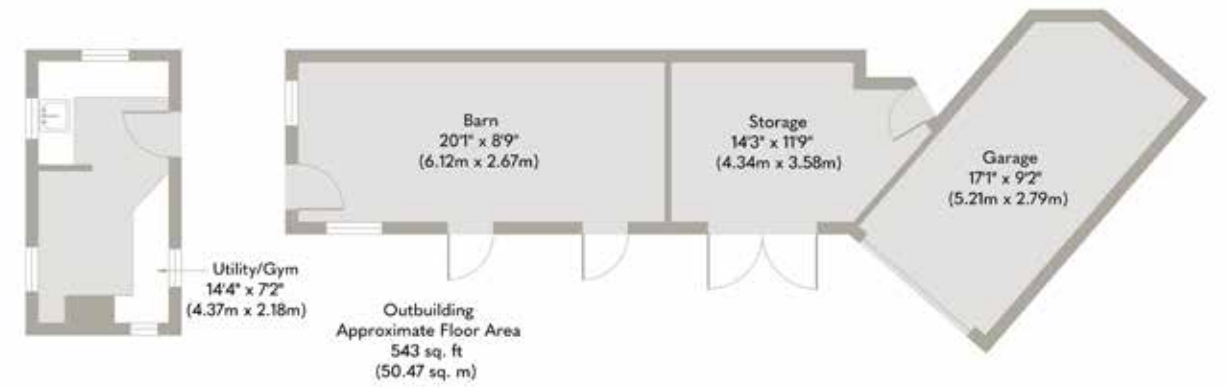
Outside, the grounds are enchanting. Garaging and workshops provide excellent space for hobbies, while a separate outbuilding houses the utility area and also serves well as a studio or small gym.

The gardens have been beautifully landscaped with established native planting and a well-appointed terrace - ideal for entertaining. Pass through a garden gate and you discover the wildlife pond and wonderful meadow beyond. At two acres (stms), this spot offers meandering pathways, wild-flowers, and a small copse making this a truly magical area for family gatherings, or simply a tranquil retreat from the hustle and bustle of everyday life.





Enjoy a carefully thought-out wild-flower meadow, surrounded by high hedges, with a second pond for wildlife.



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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Wattlefield

COUNTRYSIDE CALM WITH
COMMUTER CONVENIENCE

Tucked between the market towns of Wymondham and Attleborough, Wattlefield is a peaceful hamlet that captures the essence of rural Norfolk. Surrounded by farmland and quiet lanes, it's a haven for walkers, cyclists and anyone looking to enjoy a slower pace of life – without losing touch with modern connections.

Wattlefield is well-placed for commuters, with Spooner Row station just over a mile away and both Wymondham and Attleborough stations offering regular trains to Norwich, Cambridge and London King's Cross. The A11 is also within easy reach, making travel around the region refreshingly straightforward.

Locally, you'll find Wattlefield Pottery, renowned for its hand-crafted stoneware, and nearby Wattlefield Hall, a striking Victorian residence. Families are drawn to the area for its excellent schools, including the highly regarded Wymondham College, while everyday amenities and vibrant weekly markets are just a short drive away in Wymondham and Attleborough.

For those who enjoy a hearty meal or a relaxed drink in good company, The Boars pub is just a stone's throw away – a local favourite that blends rustic charm with an exceptional menu.

Whether you're seeking countryside serenity, community spirit or commuter-friendly convenience, Wattlefield offers a little of everything.



Note from the Vendor



“With black poplars, a variety of fruit trees, and young walnuts and oak-trees, this is a wonderful place to walk through the mown pathways.”



SERVICES CONNECTED

Mains water and electricity. Private drainage. Oil-fired central heating with fuel efficient external oil-fired boiler installed in late 2023. Super-fast fibre broadband (FTTP) with additional wireless access points throughout the cottage.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

TENURE

Freehold.

LOCATION

What3words: ///routes.piglet.total

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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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