



THE STORY OF

# Belmont Grange

*Scole, Norfolk*

SOWERBYS





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# Belmont Grange

Scole, Norfolk  
IP21 4HG

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A Fine Grade II Listed Country House

Abundance of Fine Period Detailing

Extensive Reception Rooms

Sympathetically Extended

Six Bedrooms and Four Bathrooms

Three Cottages

Studio, Loft and Games Room

Large Modern Barn

Courtyard, Formal Garden, Walled  
Garden and Orchard

Summer House with Swimming Pool

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**SOWERBYS NORWICH OFFICE**

01603 761441

[norwich@sowerbys.com](mailto:norwich@sowerbys.com)







Set amidst approximately 14.5 acres (stms) of beautifully landscaped, parkland-style grounds, Belmont Grange is a truly remarkable Grade II listed country house that blends historic grandeur with modern luxury. Dating from circa 1840 and showcasing distinctive Gothic architecture, the house has been thoughtfully and sympathetically updated to an exceptional standard, offering elegant, spacious accommodation throughout.

From the moment you step into the grand reception hall, the tone is set with original ceiling mouldings, arched doorways, and a stone fireplace housing a wood-burning stove – a perfect winter retreat. Double doors lead into the bright and airy drawing room, which is bathed in natural light from a magnificent bay window with garden access. A dual-aspect sitting room, equally filled with natural light, offers a relaxing and social space.



The formal dining room connects effortlessly to the extended kitchen and entertaining area. The kitchen itself is thoughtfully arranged into two distinct sections: a charming traditional space with an Aga, and a striking contemporary extension featuring a central island and picturesque garden views—perfect for hosting. Additional ground floor amenities include a study/cloakroom, two WCs, a utility room, and a pantry.



Upstairs, the principal suite features a luxurious en-suite bath and shower room, a walk-in dressing room, and a bay window with sweeping garden views. There are five further bedrooms, a well-appointed family bathroom, and a delightful reading nook. For convenience, a passenger lift provides access between the ground and first floors.





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The estate is approached via a sweeping gravel driveway with park railings, leading to a generous parking area and turning circle framed by mature yew hedging. A triple-bay cart lodge with adjoining garage sits to the side, alongside a substantial, modern, steel framed barn with electric roller doors, covered storage, and a mezzanine floor, ideal for workshops, extensive storage or potential equestrian use.



To the rear, the gardens offer a peaceful and beautifully arranged outdoor space, featuring a broad terrace, well-kept lawns, and a distinctive crinkle-krinkle wall bordered by mature plantings including clipped box, roses, wisteria, and tulips. A central gravel path leads through a yew archway to a productive orchard. Additional features include a kitchen garden, original greenhouse, woodland walk, specimen trees, and a large pond with a timber deck. A heated outdoor swimming pool and a brick-built entertaining summer house; complete with bifold doors and a wet room, provide excellent space for relaxing or hosting.

A repaved inner courtyard offers sheltered outdoor living and houses a plant room with a biomass boiler (with RHI payments), additional storage, backup oil boiler and access to a gardeners WC.





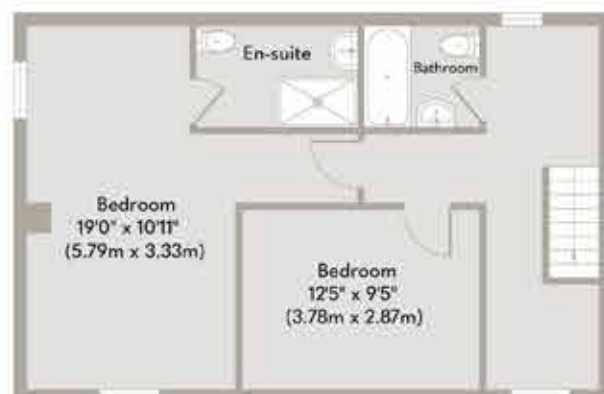


Belmont Grange also offers a unique multi-generational or income-generating opportunity, with a total of three cottages, a loft apartment, and a studio/games room:

- 1 Belmont Cottage – Two bedrooms, open-plan living/kitchen area, cloakroom, bathroom, and en-suite.
- 2 Belmont Cottage – Two bedrooms, sitting room, kitchen, cloakroom, and first-floor family bathroom.
- 3 Belmont Cottage – Under construction. To include open-plan living/kitchen, three bedrooms, cloakroom, and en-suites to all bedrooms.
- The Loft – Open-plan sitting room/kitchen, bedroom, and bathroom.
- The Studio & Games Room – Includes a kitchen, shower room and cloakroom; a highly flexible space ideal for creative or leisure use.







**1 Belmont Cottage  
First Floor**  
Approximate Floor Area  
568 sq. ft  
(52.74 sq. m)



**2 Belmont Cottage  
First Floor**  
Approximate Floor Area  
396 sq. ft  
(36.79 sq. m)



**1 Belmont Cottage  
Ground Floor**  
Approximate Floor Area  
568 sq. ft  
(52.74 sq. m)



**2 Belmont Cottage  
Ground Floor**  
Approximate Floor Area  
396 sq. ft  
(36.79 sq. m)



**The Loft  
Ground Floor**  
Approximate Floor Area  
548 sq. ft  
(50.94 sq. m)



**The Loft  
First Floor**  
Approximate Floor Area  
1155 sq. ft  
(107.33 sq. m)



**3 Belmont Cottage  
(Under Construction)**  
Approximate Floor Area  
701 sq. ft  
(65.12 sq. m)

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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# Scole

CHARMING VILLAGE ON THE  
NORFOLK-SUFFOLK BORDER

Nestled in the heart of Norfolk, Scole boasts a rich history dating back to medieval times, once a pivotal stop on the ancient Roman road. Surrounded by countryside, Scole offers a tranquil setting amidst wooded landscapes, deriving its name from the Old Norse word for “wood” or “shelter.”

Scole’s social scene is enriched by activities such as community gardening projects, sports clubs, and cultural events hosted at the village hall. The village also benefits from a village shop and Saint Andrew’s Church.

For outdoor enthusiasts, Scole is a gateway to Norfolk’s natural beauty, with scenic walking routes and nearby nature reserves. The village’s proximity to the Waveney Valley and its winding river offers ample opportunities for boating, fishing, and exploring the region’s rich biodiversity.

Scole also benefits from being around 3 miles to Diss train station, ideal for commuters. This charming village encapsulates the essence of rural Norfolk living.



## SERVICES CONNECTED

Mains water and electricity. Drainage via new treatment plant. Bio mass and oil fired central heating.

## COUNCIL TAX

Main House: Band G.  
1 Belmont Cottages: Band C.  
2 Belmont Cottages: Band C.  
The Loft: Band A.

## ENERGY EFFICIENCY RATING

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

## TENURE

Freehold.

## LOCATION

What3words: ///interviewer.parrot.certainty

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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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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

