



THE STORY OF

4 Tollgate Cottages

Sculpton, Norfolk

SOWERBYS



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Norwich Road, Scoulton
Norfolk, NR9 4NP

Semi-Detached Cottage

Sitting Room

Country-Style Kitchen

Two Well-Appointed Bedrooms

Generous Shingled Driveway with
Ample Off-Road Parking

Rear Garden Laid to Lawn with
Garden Outbuildings

Occupying a 0.3 Acre Plot (STMS)

Overlooking Fields to the Rear

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This two bedroom semi-detached cottage has been lovingly finished by the current owners who originally bought the property partially renovated.

The property has been finished to a high standard with a new country-style kitchen with a butler sink and oak work tops. This steps through into a large sitting/dining room with chevron parquet style flooring, wooden beams, a log burner and double doors leading out to the garden.

Upstairs has been completely overhauled, matching the high quality of the ground floor, whilst retaining the country cottage features of the property. A modern bathroom with claw footed roll-top bath with shower over has been fitted and provides a relaxing space, whilst the main bedroom is well-proportioned and exposes the field views. The second bedroom, is also well-sized, and is currently being used as a study.

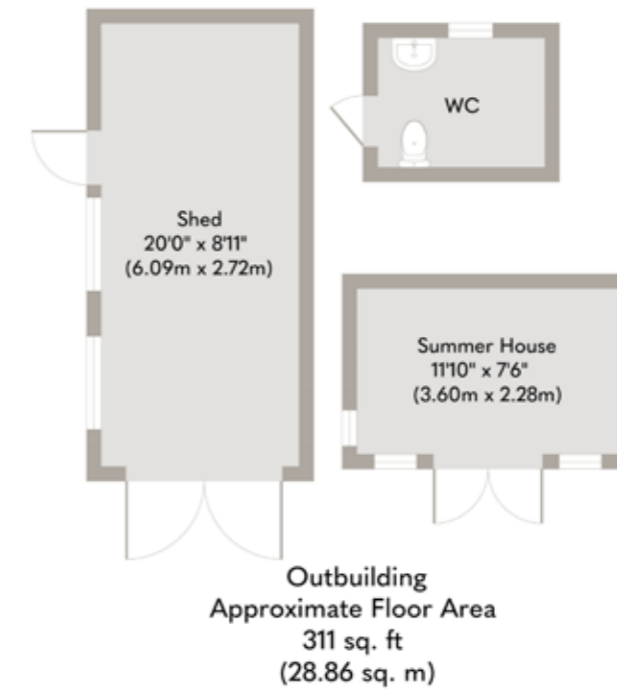
To the front of the property is a large shingle driveway with parking for several cars. To the rear there is a large garden laid to lawn, with vegetable plots to one side and two good-sized garden sheds. At the bottom of the garden there are lovely countryside views, which surrounds the area, providing a very tranquil location.

With planning permission approved, there is great potential for further development to the property. The adjoining semi-detached property has been improved with a two-storey extension to the side and rear, which has increased the size of the property by over double the amount, suggesting a similar approach could be taken to really boast the position that this wonderful country home enjoys.



We have a very welcoming view to open the curtains to everyday...





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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Scoulton

ROOM TO GROW IN THIS STRONG RURAL COMMUNITY

Local archaeological studies have shown findings in the village of Scoulton dating back to Palaeolithic times. Within the village there is an active Village Hall and also the Church of the Holy Trinity; with the added benefit of nearby proximity to the well served market town of Hingham (2.5 miles), where grand Georgian architecture surrounds the market place and village green.

Despite the influence and attractions of neighbouring Norwich, an active and independent town life continues to thrive and grow in Hingham. Amenities include a family butcher, The White Hart Hotel gastropub, café, library, primary school, excellent health centre, doctors surgery and frequent bus services providing access to the surrounding villages and towns of Wymondham, Attleborough, Watton, Dereham and Norwich.

Less than 10 miles away is Wymondham. A bustling town, famous for its Abbey, and offers direct train links to Norwich, Cambridge and London, Kings Cross making it ideal for commuting. Wicklewood Primary School is approximately 1 mile away and is rated outstanding in the Ofsted report and both Wymondham College and Wymondham High are also just minutes away. Wymondham provides excellent facilities including a Waitrose supermarket and an interesting array of boutique shops, cafes, pubs and restaurants.

From panoramic field views and country walks, to wondering through the neighbouring market towns and the vibrant city of Norwich, Scoulton offers the best of both worlds.



Note from the Vendor



4 Tollgate Cottages.

“With many towns close-by and coming home to this tranquil setting, we have enjoyed the best of both worlds.”



SERVICES CONNECTED

Mains water and electricity. Oil central heating. Drainage to be confirmed.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

E. Ref:- 0548-2071-7283-6051-4994

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: ///catching.curly.airless

AGENTS NOTE

Planning permission has been approved on a side and rear extension. Planning reference: 3PL/2024/0325/HOU

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