



THE STORY OF
Dairy
Scoulton, Norfolk

SOWERBYS

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Dairy
Scoulton, Norfolk
NR9 4NP

A Stunning Single Storey Barn Conversion

Enjoying a Large Front Garden, Alongside
a Private Courtyard Garden

Occupying a 0.25 Acre Plot (STMS), Overlooking
Paddocks and Neighbouring Countryside

Over 1,500 Sq. Ft. of Accommodation

Three Double Bedrooms, EnSuite
and Family Bathroom

Close Proximity to the Market Towns
of Hingham and Wymondham

Private Location, Accessed Via a Private Road

Allocated Parking, Car-Port and
En-Bloc Double Garage

No Onward Chain

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The changes of season here are beautiful. Blossom in the spring, alfresco dining in the summer, and curling up by the wood-burner in the winter.

In a tucked away location, this charming barn conversion enjoys countryside views with nature on your doorstep. This charming barn conversion which complements a collection of four, boasts stunning countryside views with nature on your doorstep. Tucked away, secluded, and positioned to the rear it is blessed with views over neighbouring paddocks and fields beyond.

The local area allows for beautiful country walks, along with access to the historic market town of Hingham, which not only has an array of traditional shops, but it also has regular public transport direct to Norwich.

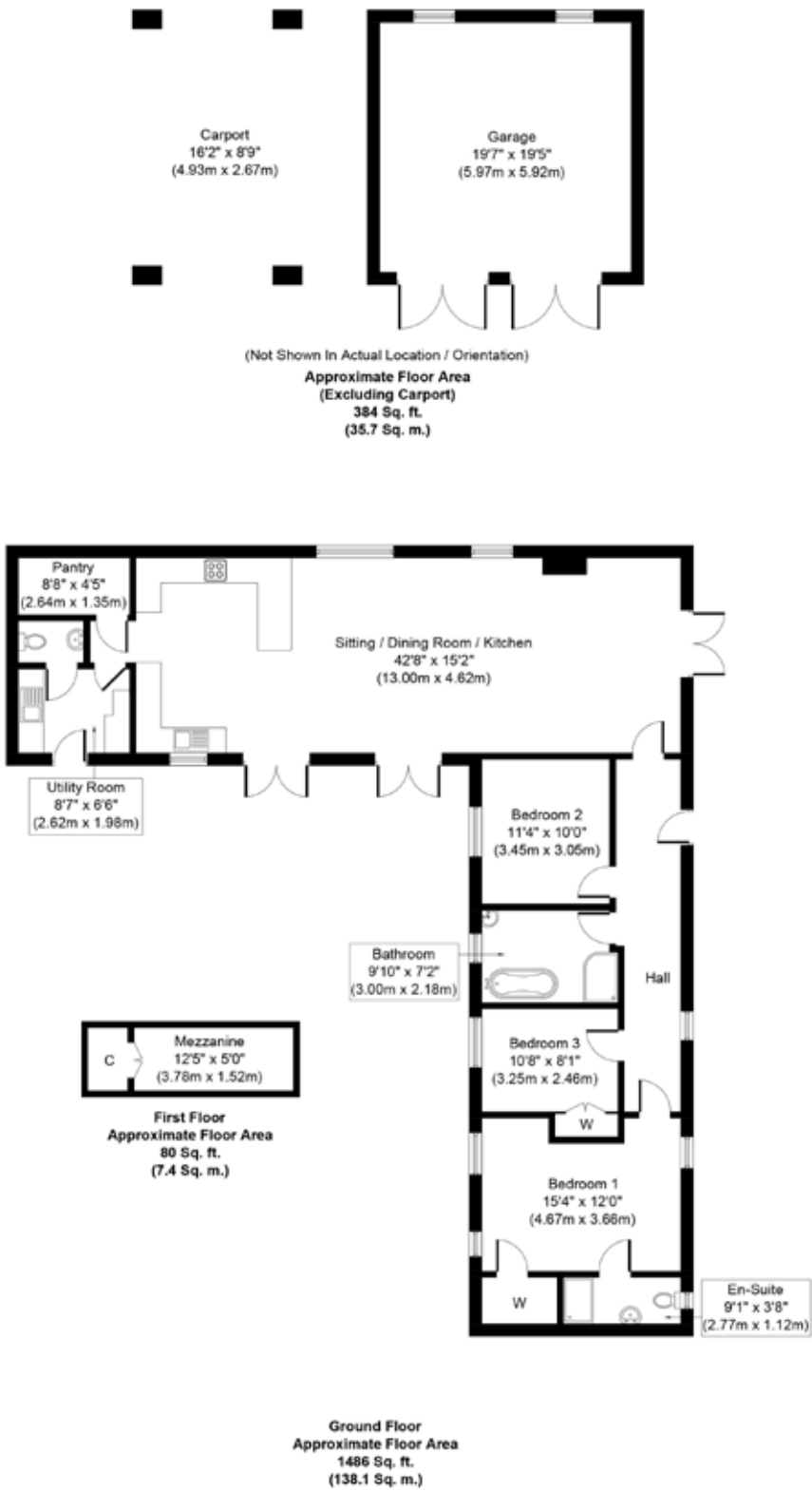
Approached via a well-maintained, shared shingle driveway, each resident has its own designated parking providing a glimpse of community life, whilst still allowing privacy. Furthermore, there is an en-bloc double garage. Entering via the rear courtyard garden, you'll discover a secluded space to enjoy alfresco dining and drinking. An added bonus is that the courtyard leads directly into the open-plan living space.

The accommodation expands over 1,500 sq. ft., featuring an impressive 42ft open-plan living space incorporating a kitchen, dining, and living room. The kitchen has a separate pantry, ideal for home baking and storage. Additionally, there is a utility room fitted with plumbing for a washing machine and leads into the cloakroom. The living space includes exposed trusses and a brick surround fireplace, housing a wood burning stove, ideal for those cold winter evenings snuggled up in front of the fire. Furthermore, there are patio doors leading out onto the main garden.

All three bedrooms are located off the hallway, the principal suite has a walk in wardrobe, en-suite, and a quirky mezzanine area above with a fitted ladder, which is ideal for storage and perfect for children playing hide and seek!



Stepping outside into main garden, post and rail fencing defines the boundaries with a large laid to lawn area, offering a real blank canvas for a keen gardener to get their teeth stuck into. However, it would also make an ideal outside space for children to enjoy and kick a football around. Furthermore, the neighbouring paddock often has the neighbouring owners' horses in.



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



“Desirable, cosy and warm.”



SERVICES CONNECTED

Mains water and electricity. Shared treatment plant drainage. Oil fired central heating, underfloor throughout.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 0380-2449-9150-2872-3651

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: ///jubilant.mingles.regal

AGENT'S NOTE

The vendor informs us that the access to the property is a shared driveway with 'Right of Access' and the maintenance costs are shared between four barns.

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

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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