



THE STORY OF

Stables

Scoulton, Norfolk

SOWERBYS



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Stables

Norwich Road, Scoulton, Norfolk
NR9 4NP

Over 2,700 Sq. Ft. of Versatile Accommodation

Four Double Bedrooms and Three Bathrooms

Open-Plan Kitchen/Dining Room

Large Reception Room with Bar Area

Private Garden and Courtyards

Popular South-Norfolk Semi-Rural Location

Short Drive from Hingham and
Watton Town Centre

Car Port and Off-Road Parking
with Electric Charging Point

Ground Floor Study/Home Office

SOWERBYS WATTON OFFICE

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Set in the peaceful Norfolk village of Scoulton and surrounded by open countryside, Stables is a former equestrian outbuilding that has been transformed into a contemporary rural retreat. Once serving Tollgate Farm as stables and a tack room, the building was expertly converted in 2017 to create a spacious and stylish home that blends modern comforts with subtle nods to its heritage.

The layout and flow of the space have been thoughtfully designed for modern living, offering over 2,700 sq. ft. of accommodation with generous proportions throughout. Character features like exposed brickwork, timber beams, vaulted ceilings and oak staircases add warmth and authenticity, while underfloor heating and high-end finishes ensure comfort year-round. With four double bedrooms and three bathrooms over two floors, the property offers a vast amount of flexibility for large families and frequent visits from family and friends.

Outdoor living is just as inviting. With direct access from the main living areas, the front lawn, side courtyard and rear garden offer a blend of green space and privacy - ideal for relaxed entertaining or simply enjoying the surrounding views.

A private drive leads in from Norwich Road, ending in a shared shingled driveway and carport with off-road parking. The property's setting offers a sense of quiet seclusion, yet remains just 2.5 miles from the amenities of Hingham.

Whether you're seeking space to grow, entertain, or work from home, Stables delivers a balanced lifestyle in the heart of the Norfolk countryside.



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 Sowerbys



“Surrounded by open countryside, it’s a contemporary rural retreat.”



SERVICES CONNECTED

Mains electricity and water. Biomass heating system. Drainage to shared treatment plant.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

C. Ref:-2281-2399-6212-2122-5121

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: ///whisker.ketchup.coins

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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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