



THE STORY OF

# Clip Bush Cottage

*Sculpton, Norfolk*

**SOWERBYS**



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# Clip Bush Cottage

Scoulton, Norwich, Norfolk  
NR9 4PD

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Charming Rural Cottage Set Within  
the Peaceful NR9 Countryside

Highly Private and Secluded Position  
Surrounded by Open Norfolk Landscape

Characterful Accommodation with a  
Warm and Welcoming Cottage Feel

Well-Balanced Reception Spaces Ideal  
for Relaxed Countryside Living

Traditional Features Complemented by  
Comfortable, Practical Interiors

Beautiful Natural Light Throughout  
Enhancing the Sense of Space and Warmth

Mature and Established Gardens Offering  
Privacy and a Tranquil Setting

Ideal For Those Seeking a Slower-Paced Rural  
Lifestyle with Countryside Walks on the Doorstep

Attractive Village and Rural Setting with  
Strong Community Feel Nearby

Convenient Access to Norwich and Surrounding  
Market Towns While Retaining Seclusion

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Set within the peaceful rural surroundings of Scoulton, Clipbush Cottage is a beautifully characterful country home that perfectly captures the essence of Norfolk's countryside lifestyle.

Approached via quiet country lanes and nestled within an established plot, the cottage enjoys a wonderfully secluded setting with far-reaching countryside views. Inside, the cottage is rich in warmth and character, with traditional features complemented by comfortable and balanced living spaces. The main reception spaces provide a cosy yet practical environment and natural light flows throughout the property.

Arranged across the first floor are four charming bedrooms, all showcasing exposed beams and original wooden flooring. The principal bedroom is complemented by a spacious en-suite, where a freestanding bath provides a touch of understated luxury.

Outside, the lifestyle on offer truly comes into its own. The gardens are mature, private and beautifully established, providing a peaceful backdrop for outdoor dining, gardening or simply enjoying the stillness of rural life. It is a setting that encourages a slower pace, where time is spent enjoying the space, the views and the surrounding nature. There are two additional buildings, firstly the annexe with a principal bedroom and en-suite and secondly a store.

Clipbush Cottage is full of charm, warmth and rural appeal - offering a rare opportunity to enjoy quintessential Norfolk living in an idyllic and peaceful setting.



Rich in warmth and character, with traditional features and balanced living spaces designed for modern country living.





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.

# 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



“Perfectly capturing the essence of Norfolk’s countryside lifestyle.”



### SERVICES CONNECTED

Mains water and electricity. Oil fired central heating.  
Drainage via septic tank.

### COUNCIL TAX

Band D.

### ENERGY EFFICIENCY RATING

E. Ref:- 0370-2910-9560-2495-6121.

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: ///extensive.roadways.villager

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# SOWERBYS

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