



Moles Folly
11 Scottow Row | Scottow | Norfolk | NR10 5DR

NESTLED IN NATURE



If you love the countryside, fancy a leisurely stroll or short drive to the pub and to be part of a community, this will hit the spot!

The immediate surroundings are rural and enable you to leave the stress and strain of everyday life behind, relaxing in total tranquillity, but you also have a friendly village a short stroll from your door.



KEY FEATURES

- A Delightful Semi-Detached Country Cottage with an Annexe situated in the Village of Scottow
- Three Bedrooms and Two Bath/Shower Rooms
- Dual Aspect Kitchen and Large Dining Hall
- Sitting Room with Wood Burner leading to a Snug with Doors to the Garden
- The Extension gives options as an Integral Part of the House or a Self Contained Two Bed Annexe or Holiday Let
- Outbuilding used as an Office/Studio
- Enclosed Rear Garden with Patio and Gate leading to the Woodland Behind
- Garage and Shingled Driveway providing Plenty of Parking
- Within Easy Reach of Aylsham, North Walsham, the Norfolk Coast and the Norfolk Broads
- The Accommodation extends to 2,325 sq.ft
- Energy Rating: D

Beautifully positioned on a quiet lane with open fields to the front and common woodland to the rear, this country cottage is the perfect spot if you're after peace, privacy and country life without being cut off. It's been beautifully and sympathetically updated in recent years and has a flexible layout with an annexe. Landscaped gardens to the front and rear offer the chance to watch the wildlife and soak up the sun, while the neighbouring village, a short walk away, is home to a friendly and vibrant community.

Character Meets Contemporary

Built in the 1860s, this country cottage has all the charm you could hope for, with picture perfect good looks, inside and out. It's been a much-loved home and the appeal is clear to see, with a sense of warmth and a welcoming feel when you come to view. The current owners have updated and improved the property, giving it a revamp and refresh while allowing the character to shine through. They have laid new flooring throughout the ground floor, added a skylight in the dining hall, opened up the front to make the most of the gorgeous view out across the fields, made the garden dog proof, and installed a little gate in the back garden with a bridge where you can walk out over the stream that borders the property and head off through the common land of the woods behind. The result is a home that has that desirable country cottage feel but also has oodles of space and a comfortable flow between the house and garden.





KEY FEATURES

Family Friendly

In the main part of the house, you have a cosy sitting room with a lovely large log burner for those cold winter nights, views over the fields in one direction. The other side of the room leads through into a snug which has double doors onto the garden. The kitchen also has a pretty outlook, and the owners have updated it during their time here. It has an interesting dual aspect - one of the windows looked out over the site of a former airfield, so extra glazing was added many decades ago to keep out the noise of the planes taking off and landing. There's a ground floor bedroom that could be used as a playroom or study, plus a shower room, then you move through into the stunning dining hall. This links the two older parts of the building and has double doors on each side, as well as a lovely skylight that further increases the light pouring in. This room has plenty of space for seating and dining, making it perfect for entertaining. Beyond this is the ground floor of the annexe, with a kitchen and bathroom. On the first floor of the house, you'll find four well-proportioned bedrooms, with an en-suite to the master. Two of the bedrooms are reached from each of the two staircases. All have a captivating view. The versatility of this property is clear, and it would certainly adapt as your family grows - little children could sleep near their parents, while older teens would no doubt bag the annexe for themselves. It works well for a couple who enjoy regular visits from friends and family too.

More To Explore

One of the things the owners most love about their home is the location - you have a great size garden, with plenty of parking, lots of wildlife to spot (the owners have even seen peacocks!), glorious views, and you can head out the back gate straight into the woods and go for a walk. You can stroll to the village of Swanton Abbott where you'll find a village hall, primary school, bowls club and more. You can also walk or take a short drive to The Goat in nearby Skeyton for dinner or drinks. There's a Post Office in Badersfield, which is also handy. The train station in Worstead allows you to head into Norwich or up to the coast, and you're also close to the Norfolk Broads, so there's plenty to enjoy in the vicinity of the cottage.

Please Note

All residents of Scottow Row have a right of access into the wood to the rear of the property.



















THE ANNEXE











INFORMATION



On The Doorstep

To the west is the village of Coltishall, which is situated on the River Bure and has numerous shopping facilities including post office, primary school, doctors surgery, restaurants and public houses. The river runs into Wroxham which is the centre of the Norfolk Broads National Park. From Wroxham there is a local train service to the cathedral city of Norwich which has a mainline railway station with regular intercity trains to London Liverpool Street.

How Far Is It To?

Norwich, the regional centre of East Anglia lies approximately 11 miles distant and has a mainline service to London Liverpool Street with an approximate journey time of 1 hour 50 minutes. The city boasts restaurants and cafes galore, shopping centres and individual boutiques, cinemas, theatres, museums, colleges and universities as well as a hospital and science park. There is an expanding airport on the north side of the city with domestic and international flights.

Directions

Leave Norwich on the B1150 North Walsham Road and after passing through the village of Coltishall and Scottow take the turning on your left signposted Buxton Lammas. After a short distance take the next turning on your right whereby after a further mile number 11 Scottow Row can be found on your right hand side clearly signposted with a Fine and Country For Sale Board.

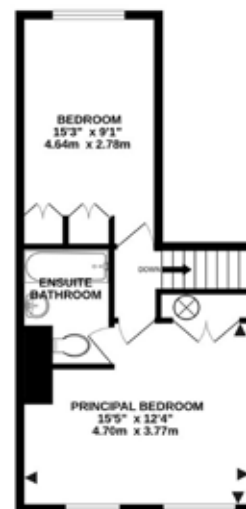
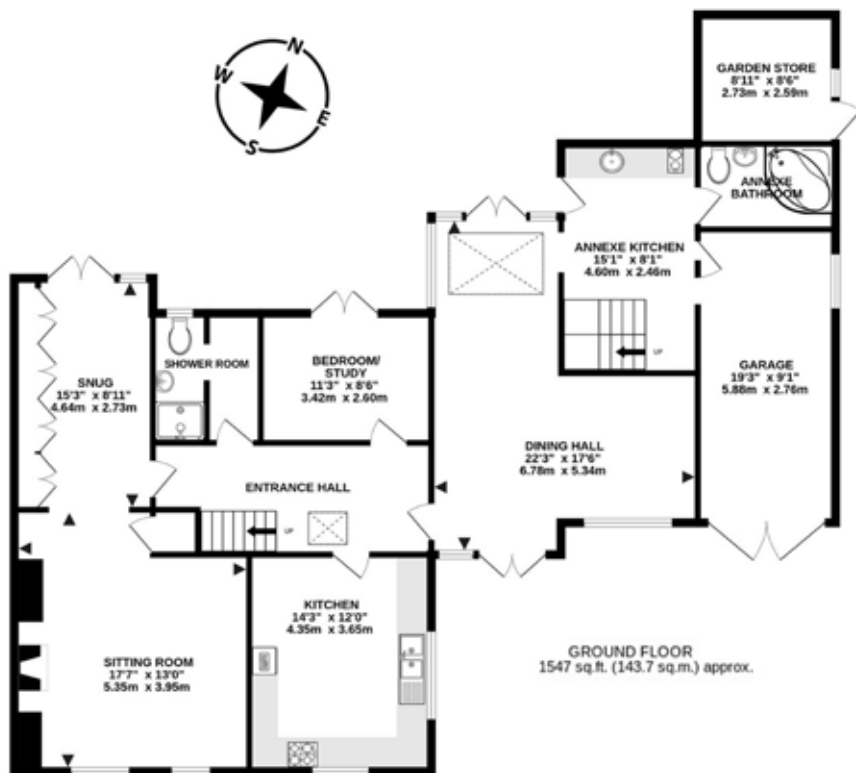
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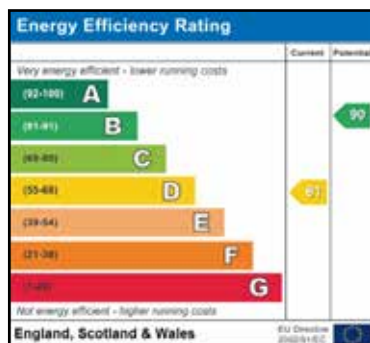
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MAIN HOUSE TOTAL FLOOR AREA : 2325sq.ft. (216.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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For a free valuation, contact the numbers listed on the brochure.





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