



INTRODUCING

# Frogs Cottage

*Scoulton, Norfolk*

SOWERBYS



THE STORY OF

# Frogs Cottage

The Street, Scoulton, Norfolk  
NR9 4PE

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Offered With No Onward Chain

Set Upon 3/4 Acre (STMS) Private  
Plot With Field Views

Grade II Listed Detached Cottage

Three Double Bedrooms

Two Spacious Reception Rooms

Double Bay Cart Shed

Single Garage and Adjoining Workshop

Easy Access to Watton and Hingham Towns

Potential for a Building Plot (STPP)

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This Grade II listed detached thatched cottage is located in the quiet and well-regarded village of Scoulton, Norfolk, offering a rural lifestyle within a private and established setting. The property is offered with no onward chain and occupies an impressive ¾ acre plot, providing extensive outdoor space, open field views, and a strong sense of privacy, all while remaining within easy reach of the nearby market towns of Watton and Hingham.

“This is a rare opportunity to acquire a substantial and characterful Grade II listed thatched cottage set within a large private plot.”

The cottage itself retains a wealth of period character associated with its listed status, combined with practical living accommodation arranged over a traditional layout. The property provides three double bedrooms, offering good flexibility for family use, guest accommodation, or home working requirements. In addition, there are two spacious reception rooms, which allow for separate living and dining areas, or the option to adapt the spaces to suit individual lifestyle needs. The internal arrangement supports comfortable everyday living while maintaining the character and proportions expected of a home of this age and style.





Set within its generous plot, the property benefits from extensive grounds that surround the cottage, enhancing both privacy and the rural outlook. The land is mainly laid to lawn with mature boundaries and open views across adjoining fields, creating a peaceful environment suited to outdoor living, gardening, or simply enjoying the surrounding countryside. The scale of the plot also offers potential for those seeking additional landscaping or further enhancement of the outdoor space, subject to any necessary consents.

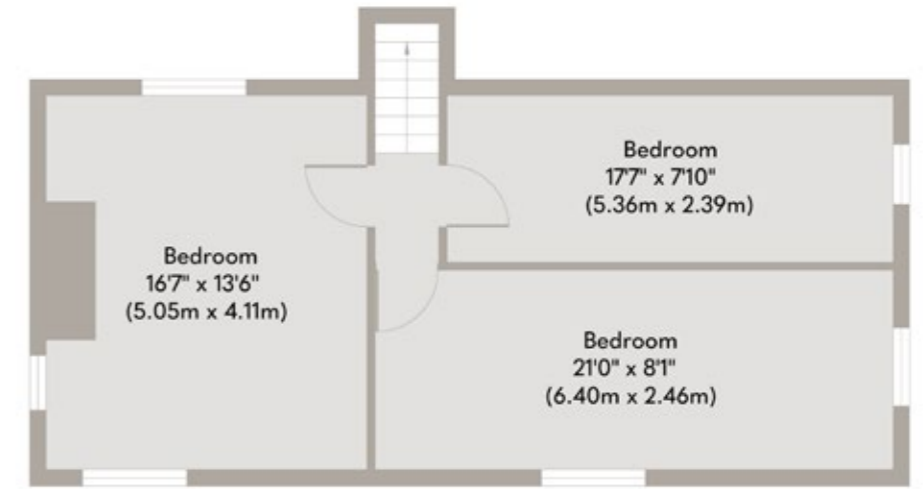
A notable feature of the property is the impressive range of outbuildings, which add significant practicality and versatility. These include a double bay cart shed, providing covered parking or storage for vehicles, machinery, or equipment. In addition, there is a single garage with an adjoining workshop. A further substantial oak framed garage with attached storage is positioned at the bottom of the garden, enhancing the property's appeal for buyers seeking extensive and functional outbuildings in a rural setting.

Scoulton itself is a small and peaceful village, well placed for access to surrounding Norfolk countryside and local amenities in nearby towns. Watton and Hingham are both within easy driving distance and provide a range of everyday services, shops, schooling, and leisure facilities, ensuring the property remains well connected despite its rural position. The surrounding area is characterised by open farmland, quiet lanes, and scenic walks, making it particularly attractive to those seeking a countryside lifestyle.

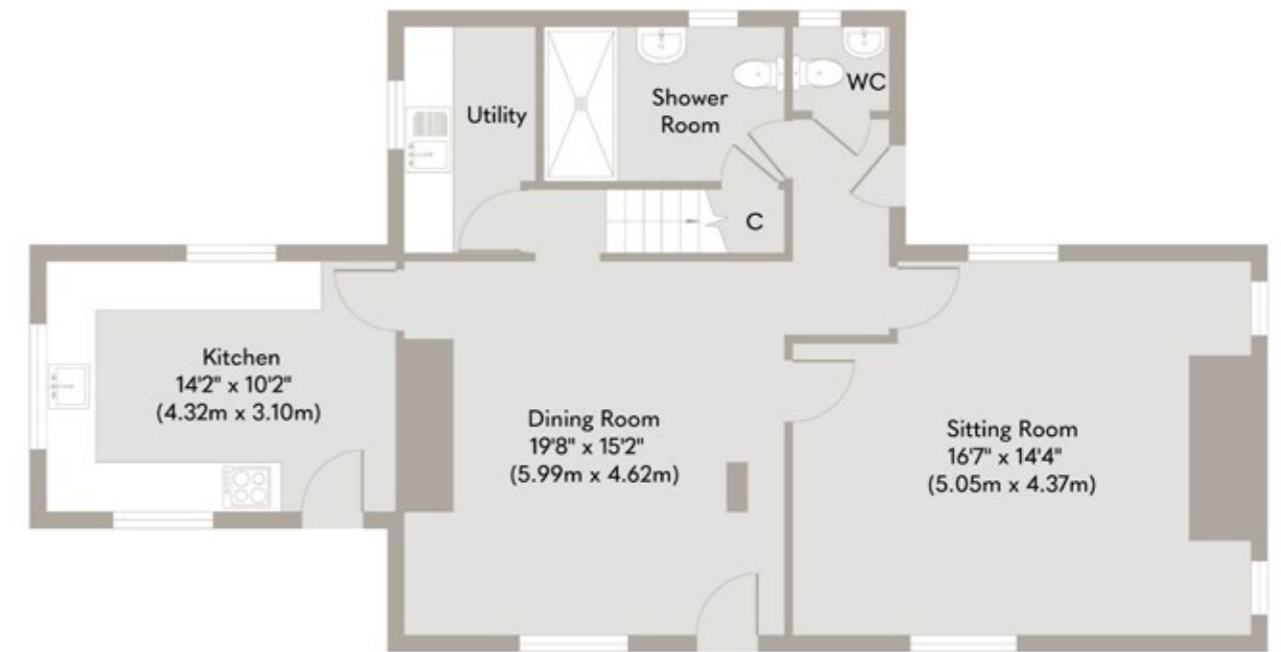
Overall, this is a rare opportunity to acquire a substantial and characterful Grade II listed thatched cottage set within a large private plot, combining period charm, generous outdoor space, and useful outbuildings, all in a desirable and accessible Norfolk village location.



Outbuilding



First Floor  
Approximate Floor Area  
528 sq. ft  
(49.05 sq. m)



Ground Floor  
Approximate Floor Area  
855 sq. ft  
(79.43 sq. m)

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



“Occupies an impressive ¾ acre plot, providing extensive outdoor space, open field views, and a strong sense of privacy.”



### SERVICES CONNECTED

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

### COUNCIL TAX

Band D.

### ENERGY EFFICIENCY RATING

F. Ref:- 1534-8423-6300-0564-9202

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: ///pickles.echo.syndicate

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# SOWERBYS

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