



THE STORY OF

# 2 Hemsworth House

*Scoulton, Norfolk*

**SOWERBYS**





S

## 2 Hemsworth House

Norwich Road, Scoulton,  
Norfolk NR9 4NR

Spacious, Semi-Detached Period Home

Three Double Bedrooms and a Recently  
Renovated Family Bathroom

Cosy Sitting Room with Open Fire  
and a Formal Dining Room

Enclosed, Private Rear Garden

Off Road Parking

Once The Hemsworth Arms Public House until 1957, this semi-detached cottage has retained much of its period charm but is now an idyllic family home.

The beautifully decorated entrance hall is flooded with natural light as a turning staircase carries you to the first floor. Host dinner for your family and friends in the spacious dining room, before settling down by the crackling open fire in the cosy sitting room.

The inviting garden is perfect for lounging out in the sun, or hosting summer barbecues. An established willow tree provides natural shade, and adds a touch of character and beauty, whilst attracting birds and other wildlife.

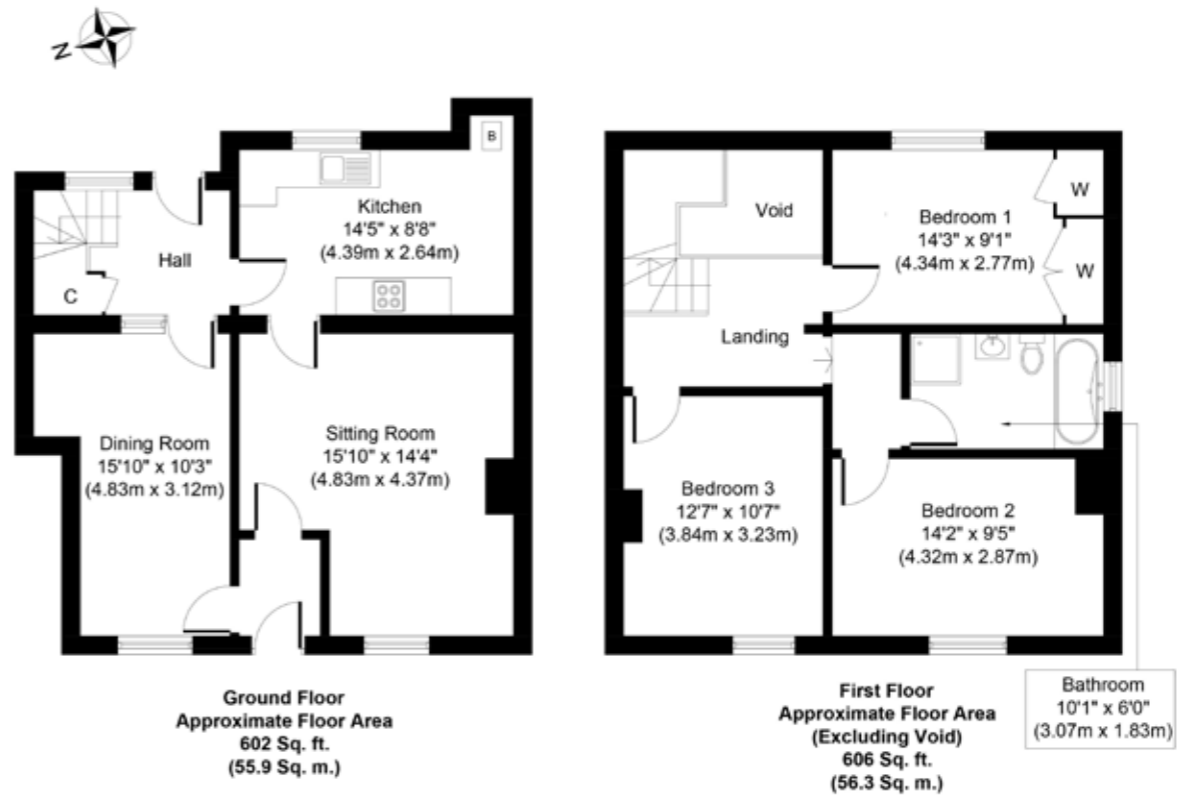
Overall, this is a fantastic opportunity to purchase a unique and characterful property in a desirable location, with plenty of space to enjoy.

SOWERBYS WATTON OFFICE

01953 884522

watton@sowerbys.com





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.





## ALL THE REASONS

# Scoulton

IN NORFOLK  
IS THE PLACE TO CALL HOME



Local Archaeological studies have shown findings in the village of Scoulton dating back to Palaeolithic times, with further discoveries from the Bronze Age, Roman and Saxon periods; as well as three mentions of 'Skultuna' in the Domesday Book. 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.

It was in the 18th century when the socialites of high society built and took residence in Hingham that it became fashionably known as "little London". The many and varied local shops have the special character of a small market town but are up-to-date in what they provide. Despite the influence and attractions of neighbouring Norwich, an active and independent town life continues to thrive and grow.

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



"The bright entrance hall is one of my favourite spots in the house."

THE VENDOR



## SERVICES CONNECTED

Mains water, electricity and drainage. Heating via oil central heating.

## COUNCIL TAX

Band D.

## ENERGY EFFICIENCY RATING

D. Ref:- 0368-2829-6837-9501-2421

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: ///tricks.invisible.startles

## AGENT'S NOTE

The property is accessed along a private road, which belongs to the property and grants right of access for the neighbouring property and land.

Planning permission for two dwellings has been granted for the land to the front of 2 Hemsworth House. Ref: 3PL/2022/0358/F

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



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL