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THE STORY OF

Wayland Barn

Scoulton, Norfolk

SOWERBYS



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Wayland Barn

Woodrising Road, Scoulton
Norfolk, NR9 4PH

Converted Barn With a Two
Bedroom Detached Annexe

Large Social Open-Plan Kitchen/Dining Room

Five/Six Well-Proportioned Bedrooms

Family Shower Room, Two En-
Suites and Downstairs WC

Packed Full of Potential With
Unconverted farm Buildings

Set in Grounds of Approximately
2.5 Acres (STMS)

Stunning Rural Location

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Wayland Barn is an impressive six bedroom barn conversion, accompanied by a detached two bedroom annexe, set within approximately 2.5 acres of tranquil Norfolk countryside. Surrounded by natural beauty, the property presents a unique opportunity with several unconverted farm buildings, offering immense potential for development or additional use (STPP).

The main house spans three spacious floors, combining elegance with comfort. As you enter, you're greeted by a grand reception hall, flooded with natural light from floor-to-ceiling windows.

To the left, the expansive kitchen and dining area serves as the heart of the home, designed for both style and practicality. Perfect for hosting, the kitchen features a generous breakfast bar where guests can gather before moving to the large dining table, which comfortably seats up to twelve people.

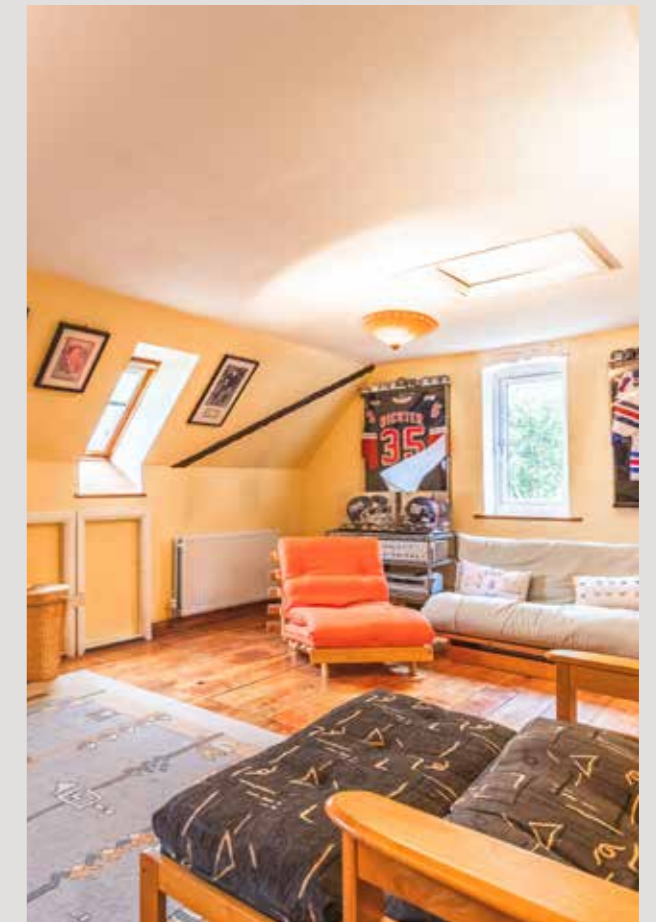
On the opposite side, the inviting sitting room provides a warm retreat, centred around a charming log-burning stove. This space is ideal for unwinding after a long day, offering both comfort and character.

The first floor is home to four individually styled bedrooms, including a luxurious master suite complete with a modern en-suite bathroom and dressing room. The remaining bedrooms share a beautifully appointed family bathroom. On the second floor, two additional bedrooms offer flexibility, with one featuring its own WC and sink for added privacy.





The sitting room is the cosiest space in winter, and the views across the paddock are beautiful in summer.





Outside, the property includes a detached, L-shaped two bedroom annexe, originally designed for a family member, but now used to accommodate visiting guests. The annexe features a welcoming sitting room at the front, a kitchen/dining room, and two bedrooms towards the rear. It offers versatile potential, whether as guest accommodation or a holiday rental.

To one side of the barn lies a large paddock bordered by mature trees, while on the other side sits a collection of old farm buildings surrounding a concrete courtyard. Though these buildings are currently undeveloped, they offer significant potential for those with vision, whether for conversion or as additional storage space (STPP).

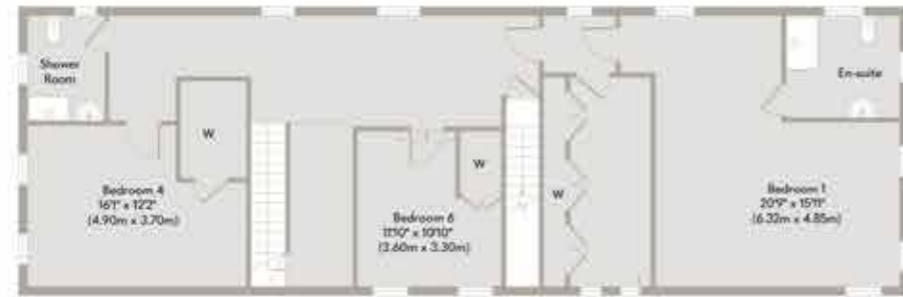


The space, the privacy and the rural location have made this home extra special.





Ground Floor
Approximate Floor Area
1349 sq. ft.
(125.34 sq. m)



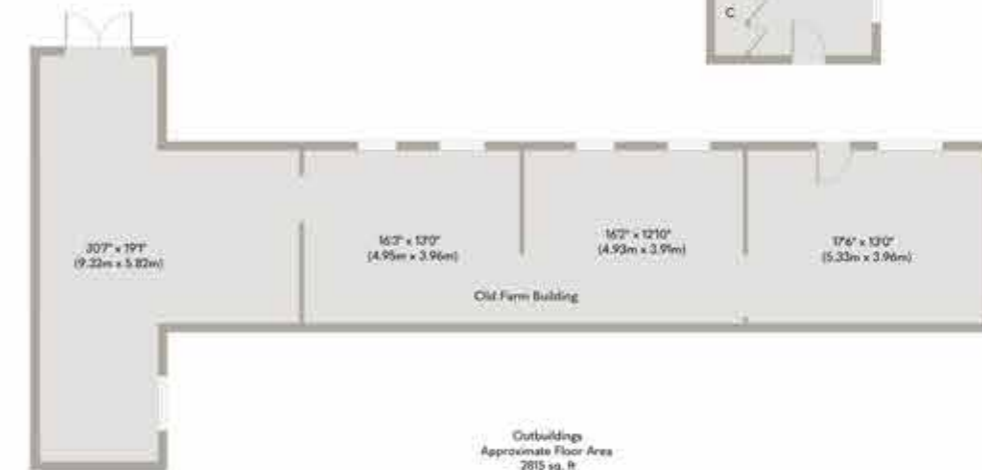
First Floor
Approximate Floor Area
1247 sq. ft.
(115.86 sq. m)



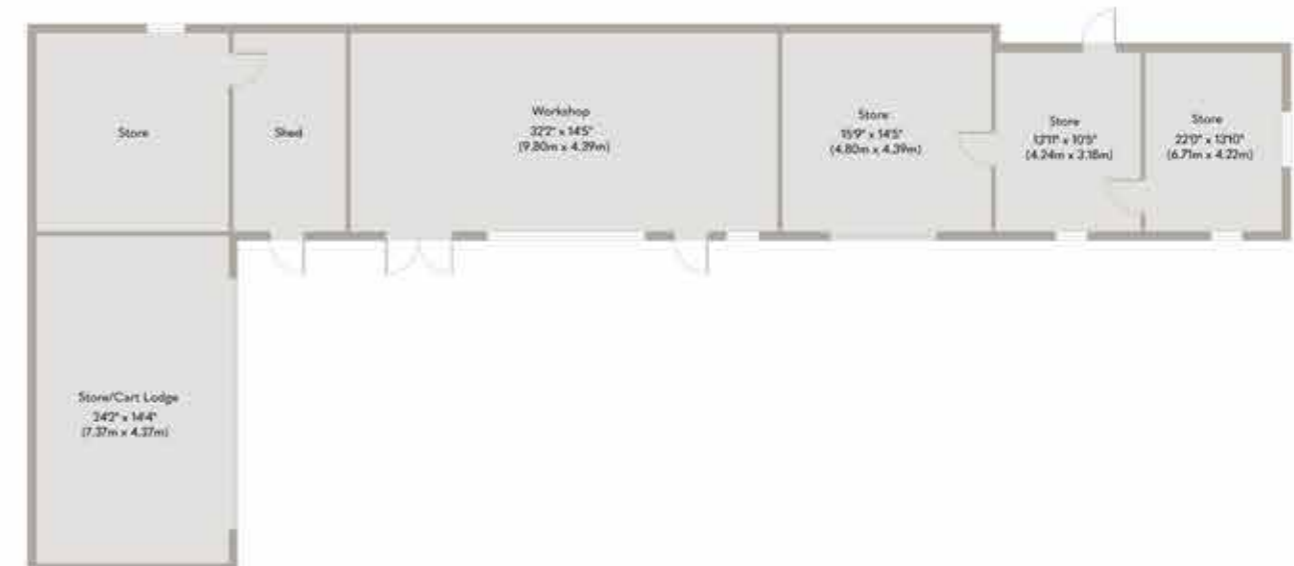
Attic Floor
Approximate Floor Area
857 sq. ft.
(79.63 sq. m)



Annex Floor
Approximate Floor Area
1168 sq. ft.
(108.54 sq. m)



Old Farm Building
Approximate Floor Area
2815 sq. ft.
(261.56 sq. m)



Outbuildings
Approximate Floor Area
2815 sq. ft.
(261.56 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 the Vendor



Wayland Barn.

“Although on our doorstep, Hingham is one of our favourite places to go, with a great pub and many other amenities.”



SERVICES CONNECTED

Mains water and electricity. Drainage via sewage treatment plant. Oil central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

E. Ref:- 0370-2238-7370-2594-7515

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: ///tram.according.scoring

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