



11 Scottow Row, Scottow

Norwich



Minors & Brady

Set in a picturesque location, Mole's Folly is bordered at the back by Stakebridge Beck and mature woodland, with open fields to the front offering a sense of openness, calm, and absolute privacy. This beautifully renovated 1850s semi-detached cottage combines historic character with modern comfort, creating a flexible and inviting home for family life. Inside, four reception rooms, including a stunning garden room with vaulted ceilings and French doors, flood the home with natural light and connect effortlessly to the outdoors. A bright, practical kitchen, dining room, and adjoining study enhance daily living, while four generous bedrooms upstairs, including a master with en-suite. Outside, expansive gardens, a paved terrace, and a covered patio provide perfect spots for alfresco dining, relaxation, or entertaining, framed by hedges, lawns, and flowering borders. With a cosy lounge and wood-burning stove, every corner of the home encourages pause, reflection, and enjoyment of the countryside.

- Enchanting 1850s cottage merging period charm with modern elegance
- Sun-drenched garden room with soaring vaulted ceilings and French doors opening to the outdoors
- Stylish, practical kitchen bathed in natural light, featuring rich wood surfaces and clever storage
- Generously proportioned bedrooms, including a serene master with en-suite and scenic views
- Versatile study offering inspiring spaces for work and creativity
- Lush, landscaped gardens with mature hedging, vibrant borders, and sweeping lawns
- Inviting terrace and sheltered patio designed for leisurely dining and effortless entertaining
- Idyllic countryside backdrop with open fields at the front and peaceful woodland and stream at the rear
- Warm, welcoming lounge with a wood-burning stove and charming fireplace





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Scottow, Norwich

The Location

Scottow Row is a small, quiet settlement nestled within the parish of Scottow in Norfolk. Just over a mile from the charming village of Swanton Abbott, it's a peaceful spot surrounded by farmland and open countryside, perfect for anyone who enjoys a slower pace of life.

Although Scottow Row itself has limited services, its location makes it easy to access nearby amenities. Swanton Abbott, only a short drive away, is a friendly village with a village hall, a primary school for children aged 4–11, and a welcoming church. For shops, fuel, and secondary schools, residents can turn to nearby villages like Badersfield and Felmingham or the larger towns of North Walsham and Cromer.

Living in Scottow Row means countryside walks are practically on your doorstep. A network of public footpaths threads through the area, linking fields and woodlands and connecting to Swanton Abbott and other nearby villages, a real treat for walkers, cyclists, and nature lovers.

In essence, Scottow Row offers the tranquility of a small hamlet with the convenience of nearby villages and towns just a short drive away. It's a place where you can enjoy rural life while staying connected to the wider North Norfolk community.



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Scottow Row, Scottow

Perched in a serene rural setting, Mole's Folly is a lovingly renovated and extended semi-detached cottage. Dating back to the 1850s, this home combines historic character with modern comfort, creating a flexible and inviting space for family life, remote work, or peaceful retreat.

Set on a generous plot, the property enjoys sweeping field views to the front and mature woodland to the rear, offering a sense of privacy and calm that is hard to find.

As you arrive, a gravel driveway leads past established hedging and mature shrubs to a five-bar gate, hinting at the tranquility beyond. Step through the double-opening glazed doors into the garden room/breakfast room, a striking space flooded with natural light.

Vaulted ceilings and exposed oak beams draw the eye upward, while French doors open onto the rear garden, seamlessly linking the indoors and outdoors.

The cottage offers four reception rooms including the garden room, each with its own character. The lounge, with its open fireplace, wood-burning stove, and dual front-facing windows, is a warm and inviting retreat, perfect for curling up with a book or enjoying a cosy evening. The dining room opens through French doors onto the rear terrace, making it ideal for family meals or hosting friends. The adjoining study adds a sense of creative freedom: flooded with light it is perfect for working from home, pursuing hobbies, or simply enjoying a quiet moment surrounded by nature.



11 Scottow Row

The kitchen is a bright and practical space, where solid wood worktops, a double-bowl sink, and a range of fitted units combine with dual-aspect windows to create an uplifting spot to cook and connect.

Upstairs, four bedrooms provide restful sanctuaries. The master bedroom is a spacious and light-filled retreat, with two front-facing windows framing views over the fields, built-in storage, and an en-suite bathroom. Bedrooms two, three, and four are equally generous, with built-in wardrobes and eaves storage, providing space for family, guests, or hobbies.

A second bathroom and shower room on the ground floor ensure flexibility for modern living.

Outside, the gardens are a real highlight. The front garden, framed by hedging and mature shrubs, creates a sense of seclusion, while the expansive driveway provides ample parking and leads to a generous garage.

At the rear, the garden unfolds into a private oasis of lawns, hedges, and flowering borders. Beyond a low-level fence, the gentle flow of Stakebridge Beck leads into a woodland, offering the perfect backdrop for morning walks, seasonal wildlife spotting, or simply soaking in the calm of nature.

An extensive paved terrace and covered patio provide the ideal setting for outdoor entertaining, alfresco dining, or lazy summer afternoons.

Life at Mole's Folly is about connection, to the home, to loved ones, and to the surrounding countryside. It's a place where sunlight streams through large windows, where the sound of birdsong drifts through the trees, and where each room offers space to live, work, and unwind.

Agents Note

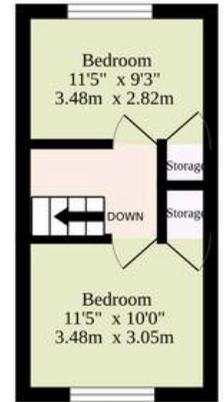
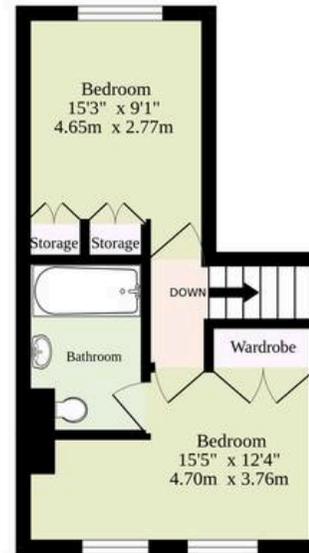
This property will be sold freehold and connected to mains water and electricity, alongside oil-fired heating and private drainage.



Ground Floor
1528 sq.ft. (142.0 sq.m.) approx.



1st Floor
632 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA : 2160 sq.ft. (200.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Minors & Brady
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