

## Bell Road, Rockland St. Peter, Attleborough, Norfolk, NR17 1UL

Guide Price £550,000

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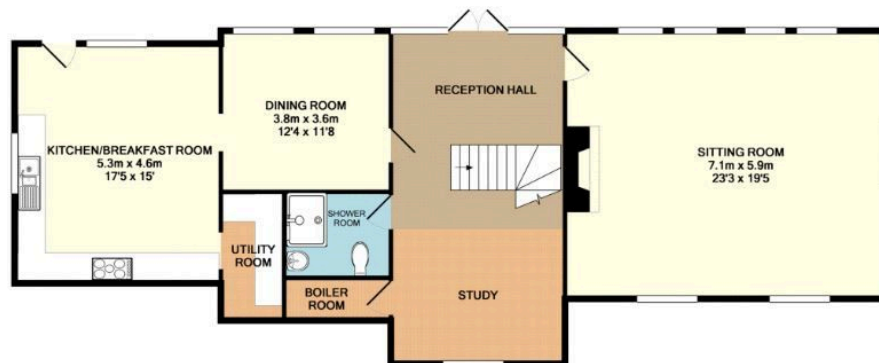


Moneyproperties proudly presents this investment opportunity a beautifully converted barn, thoughtfully designed with family living in mind, offers around 2,150 sq.ft. of exceptional living space, plus an additional 1600 sq ft barn to be converted and land, all enjoying pleasant views over the grounds and surrounding countryside. . The property exudes character, featuring vaulted ceilings, exposed beams, and an eye-catching brick fireplace, all enhanced by a generous use of oak throughout. The impressive kitchen/breakfast room includes hand-built cabinets and wall units.

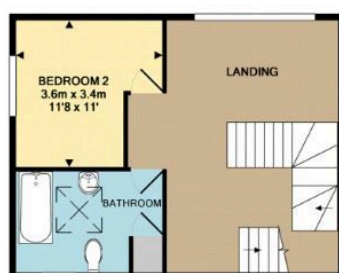
**Tenure: Freehold EPC: C Council Tax: E**

## Key Features

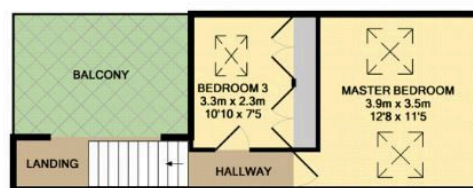
- Investment opportunity a beautifully converted Barn offering approximately 2150 sq ft of living space
- In the sought after Norfolk village of Rockland St Peter with easy access to the main A11
- The converted barn has a wealth of features throughout with three bedrooms all enjoying countryside views
- Regular rail services to Norwich and Cambridge can be found in Wymondham, Attleborough and Thetford
- Being sold with no forward chain so a quick sale is possible / Council tax banding E EPC rating C
- Sitting on a generous 1.2 acre plot (stms) with a further barn 1600 sq ft to be converted (stpp)
- Further development of the land beside the property could be possible subject to appropriate planning permission
- Ideal family home for those looking to enjoy the Norfolk countryside to the full.
- Rockland St Peter is approximately twenty minutes from the fine city of Norwich
- See our full online listing for further details including flood risk, broadband speed and other material information



GROUND FLOOR  
APPROX. FLOOR  
AREA 118.5 SQ.M.  
(1276 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 41.6 SQ.M.  
(448 SQ.FT.)



2ND FLOOR  
APPROX. FLOOR  
AREA 29.3 SQ.M.  
(315 SQ.FT.)

TOTAL APPROX. FLOOR AREA 189.4 SQ.M. (2039 SQ.FT.)  
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. 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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