



THE STORY OF

Lark House

Rockland St. Peter, Norfolk

SOWERBYS



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Rockland St. Peter, Norfolk
NR17 1UL

Detached Family Home

Accommodation Stretching to Over 3000 Sq. Ft.

Idyllic Country Village Location

Five Double Bedrooms

Four Reception Rooms

Family Bathroom and Three En-Suites to the
First Floor, Additional Downstairs WC

Landscaped Gardens

Double Cart Shed

Barn with Potential to Convert
into an Annexe (STPP)

Single Garage

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Lark House is believed to have originally been two clay lump farm cottages dating back to the 1750s. The current owners have spent the last eight years breathing new life into this stunning property, creating a beautiful family home ready for its newest custodians to come in and add their page into the long story of this wonderful home.

The ground floor is designed in an open-plan L-shape. At one end is the sitting room with a large inglenook-style fireplace, with access to the large garden room that can be used throughout the year, giving more time to enjoy the lovely garden views. At the other end, a step down leads to the current owner's more formal dining room, with space for a large dining table.



At the rear of the property we find a fitted kitchen with plenty of storage and worktop space. At the end of this long room is a seating area for family meals and large glass doors that can be opened, bringing the outside in. The ground floor also benefits from a downstairs WC and utility room.





We've cherished countless occasions in this wonderful home - it's a lovely place for creating and enjoying memories.





Upstairs there are five double bedrooms, the primary having been cleverly designed to have a dressing area and high specification bathroom. The next two biggest rooms have their own ensuite shower room with the other two sharing the family bathroom.

The hard landscaping area has recently been redesigned, with a large paved terrace entertaining space directly off the back of the property. Bordering this area are raised beds with a mix of planting. The garden then steps up to an expansive lawned area surrounded by mature trees and flower beds. At the very bottom of the property is a secret garden that could easily be turned back in to a vegetable garden if one wishes.



Sitting next to the property is a single garage and a double cart shed, as well as a barn with high-powered electricity which has the potential to be converted into an annexe or a workshop (STPP). With the right amount of attention and planning this space could be turned in to something truly wonderful. The property is tucked away by a post and rail fence and has been planted such to add to its privacy. There is a large shingle driveway with plenty of parking for when friends and family come to stay.



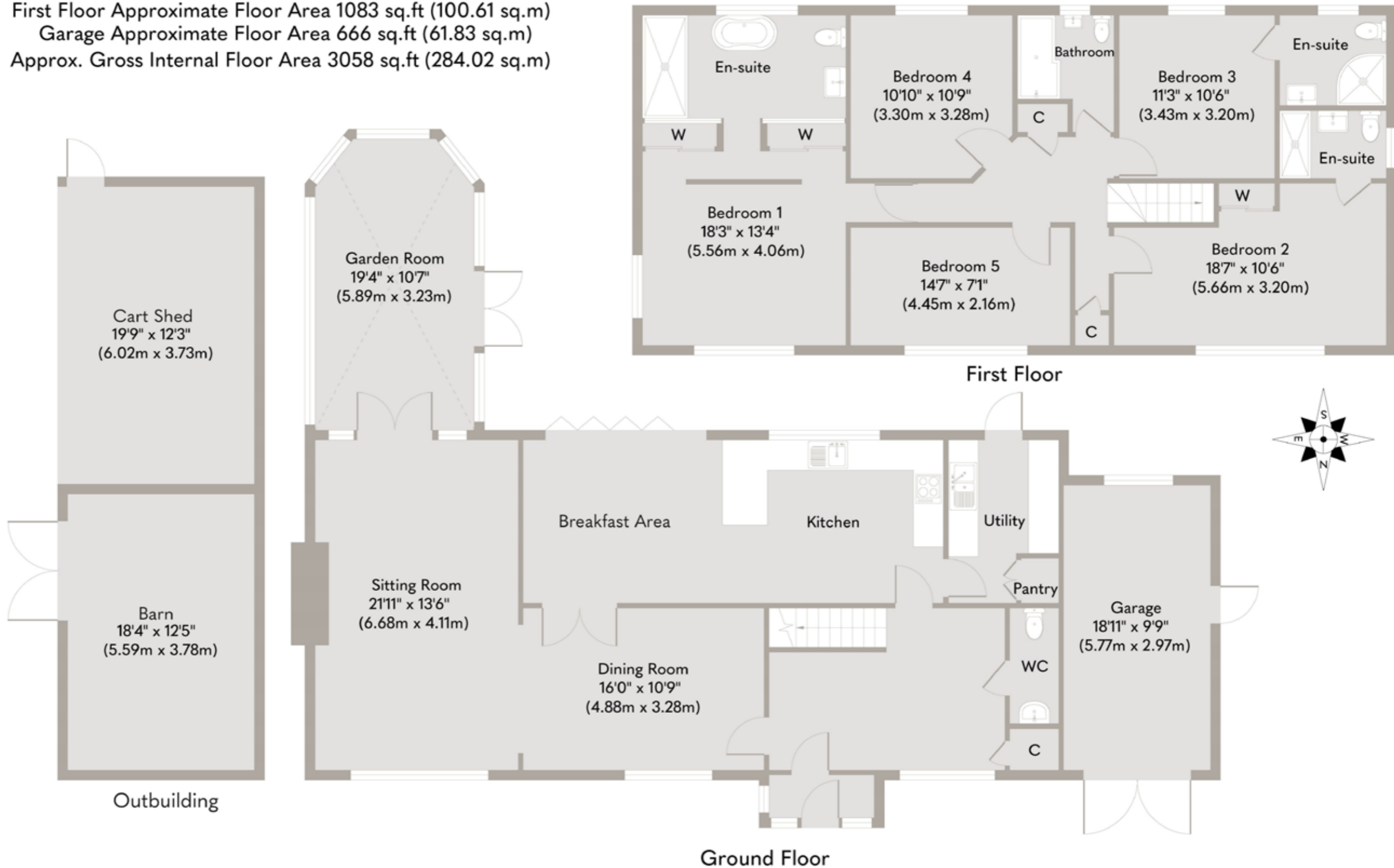


Ground Floor Approximate Floor Area 1309 sq.ft (121.58 sq.m) (Excluding Garage)

First Floor Approximate Floor Area 1083 sq.ft (100.61 sq.m)

Garage Approximate Floor Area 666 sq.ft (61.83 sq.m)

Approx. Gross Internal Floor Area 3058 sq.ft (284.02 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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Rockland St. Peter

HISTORIC CHARM, RURAL PEACE,
AND MODERN LIVING

Rockland St Peter is a small village in Norfolk. It is part of the Breckland district and is located approximately 15 miles southwest of the city of Norwich. The village has a rural character and features a mix of historical and modern housing, with a few key historical structures including St Peter's Church, which dates back to the medieval period.

Approximately 4.4 miles away is the market town of Attleborough. The town has a range of amenities including four schools, a town hall, shops, coffee shops, bars, restaurants, takeaway restaurants and a doctors. If you are looking for attractions nearby you will find Banham Zoo, Melsop Farm Park, Hulabaloos and Combat Paintball and every Thursday you will find the local market, which was established in the town as far back as 1226.

Watton is located approximately 7 miles from Rockland St. Peter which has a post office, supermarket, chemist, infant, junior and secondary schools, health clinic, medical practice and dental surgery. There is a weekly market with lots to offer. For golf enthusiasts, Richmond Park Golf Club has an 18-hole course, driving range and practice green. Furthermore, there is a sports centre which offers a fitness suite, all weather courts, badminton, squash and snooker facilities. Watton is surrounded by beautiful Norfolk countryside and woodlands including Thetford Forest and Wayland Wood.



Note from the Vendor



View from conservatory.

“My favourite spot in the house is the garden room - I love the views out of every window.”



SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

D. Ref:-0310-2574-5480-2894-7065

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: ///scoots.jumpy.whizzing

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SOWERBYS

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