



THE STORY OF

# Model Farm

*Rockland St. Peter, Norfolk*

SOWERBYS



S

THE STORY OF

# Model Farm

Rockland St. Peter, Norfolk  
NR17 1UJ

Offered Chain Free

Popular Breckland Village

Open Plan Kitchen/  
Dining/ Family Room

Four Piece Bathroom and WC

Three Double Bedrooms

Two Versatile  
Reception Rooms

Private Enclosed Rear Garden

Recently Refurbished  
Throughout

**SOWERBYS WATTON OFFICE**  
01953 884522  
watton@sowerbys.com

Located in the heart of a charming and peaceful village, Model Farm is a beautifully renovated three/four-bedroom detached home offering the perfect blend of modern comforts and timeless period features. Carefully restored with love and attention to detail, this delightful farmhouse retains all its character while offering contemporary living spaces.

Upon entering the property, you are greeted by a warm, inviting atmosphere enhanced by exposed beams, timber floors, and the unmistakable charm of period architecture. The spacious, light-filled sitting room is the perfect place to relax, with a stunning log-burner adding a focal point and warmth during colder months.

The heart of the home is the open-plan kitchen/dining/family area, featuring a stylish, modern kitchen with high-end appliances, a central island, and ample space for a large dining table or seating area—ideal for hosting family gatherings and dinner parties. The third reception room offers flexible use, whether for work, as a playroom, or as a fourth bedroom, depending on your needs. Furthermore, the ground floor includes a stylish bathroom suite, a boot room, and a WC to the rear.

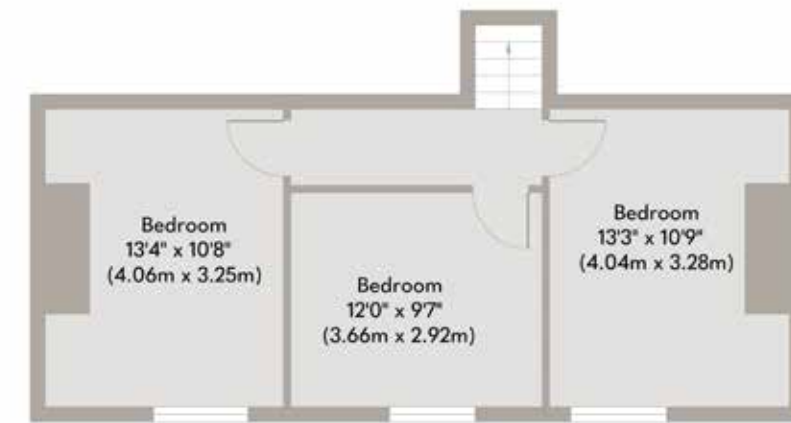
Upstairs, three generous bedrooms provide ample space for family or guests.

Outside, the property benefits from a generous garden. The surrounding village is conveniently located, with excellent transport links to nearby towns and countryside walks just on the doorstep.

Model Farm is an exceptional property thoughtfully renovated, offering an incredible opportunity for those seeking a peaceful village lifestyle with all the charm of a period home and the convenience of modern living.







First Floor  
Approximate Floor Area  
456 sq. ft  
(42.33 sq. m)



Ground Floor  
Approximate Floor Area  
1,119 sq. ft  
(103.99 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.

Copyright V360 Ltd 2025 | [www.houseviz.com](http://www.houseviz.com)



# 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 approxiately 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 Sowerbys*



“...an exceptional property, thoughtfully renovated, offering an incredible opportunity...”



## SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating and wood-burners.

## COUNCIL TAX

Band C.

## ENERGY EFFICIENCY RATING

To be confirmed.

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: ///brimmed.armed.awaiting

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

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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

