



THE STORY OF

Willow Tree Barn

Rockland All Saints, Norfolk

SOWERBYS



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Rockland All Saints, Norfolk
NR17 1TU

1.33 Acre Plot (STMS) with Field Views

Four Double Bedrooms

Two En-Suites, Family Bathroom and
a Dressing Area to Principal

Open Plan Kitchen/Dining Area
Overlooking the Garden

Separate Sitting Area and Playroom/Study

Utility/Boot Room and WC

Underfloor Heating and Air Source Heat Pump

Triple Garage/Cart Lodge - Annexe
Potential Above Garage (STPP)

Limestone Patio Ideal for Outdoor Entertaining

Secluded and Private Location

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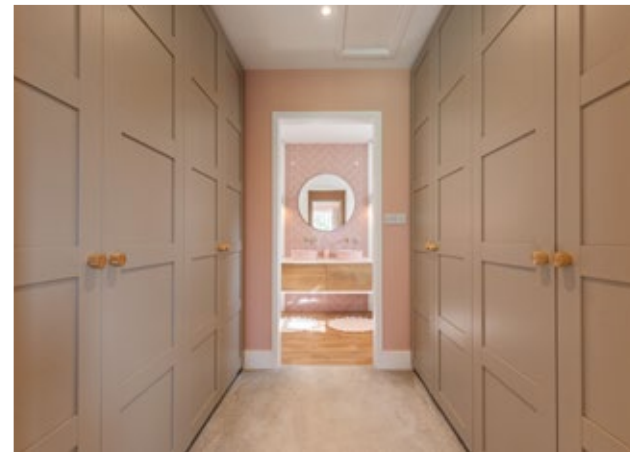
Tucked away at the end of a quiet country lane in the peaceful parish of Rockland All Saints, Willow Tree Barn sits within over an acre of private grounds, framed by open fields and unspoilt countryside. This is a home for those who value space, seclusion, and a sense of escape, without compromising on comfort or style.

From the moment you arrive, the setting makes an impression. There's an immediate sense of calm and privacy, no passing traffic, no near neighbours, just wide skies, rural views, and the sounds of the landscape. Set within 1.33 acres (STMS), the property is accessed via a discreet driveway and offers ample parking, along with a triple-bay cart lodge/garage. There is also potential to create an annexe above (subject to planning permission), ideal for guests, independent family members, or working from home.

The barn itself was thoughtfully designed by an award-winning architect to offer modern family living with a considered, refined feel. Light and space are at the heart of the home. The expansive kitchen-diner sits at the rear, connecting directly to the garden with views across open fields, a central hub suited to both quiet mornings and sociable evenings. A separate sitting room provides a space for more relaxed living, while the additional playroom or study offers flexibility.

Throughout the property, the standard of finish reflects quality and attention to detail. Warm materials, clean design, and contemporary fittings are matched with practical features such as a utility/boot room and ground-floor WC, making the home as functional as it is stylish.

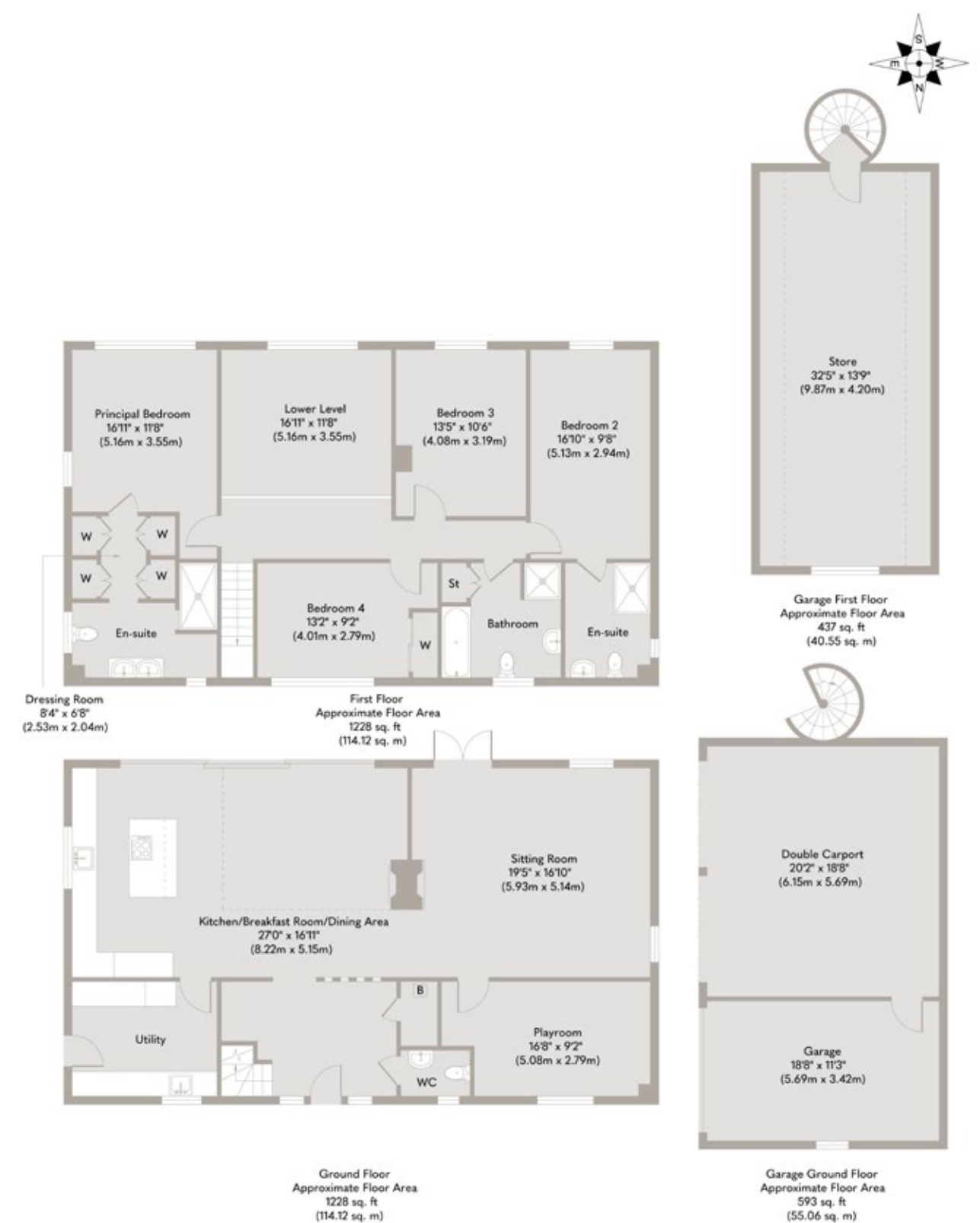
Upstairs, there are four generous double bedrooms, including a principal suite with dressing area and en-suite bathroom. Bedroom two also has its own en-suite, while a modern family bathroom serves the remaining rooms, perfect for day-to-day family life or accommodating guests with ease.





It's not just about the house; it's the lifestyle it offers. Mornings with birdsong, evenings watching the sun set over the fields, weekends spent entirely in your own space. And yet, you're not cut off: nearby Attleborough and good road links provide easy access to amenities and connections, without compromising the peace and privacy that make Willow Tree Barn so special.





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 All Saints

RURAL VILLAGE OFFERING SCENIC COUNTRYSIDE

Rockland All Saints is a charming rural village nestled in the heart of Norfolk's Breckland district, surrounded by gently undulating farmland, woodland walks, and a deep sense of local heritage. Steeped in history and tranquillity, this peaceful hamlet offers a true taste of countryside living while remaining within easy reach of market towns such as Watton and Attleborough.

Just a short drive away, Watton provides essential amenities including shops, schools, healthcare services, and a weekly market, while Attleborough offers a bustling high street, mainline rail links, and a thriving community atmosphere. Slightly further afield, Dereham and Thetford expand the range of retail, leisure, and cultural opportunities, all within easy reach of village life.

The village takes its name from the ancient parish church of All Saints, with origins dating back to the medieval period. Today, the church stands as a serene focal point for the community, set against a backdrop of open skies and quiet lanes. The surrounding landscape is dotted with character cottages, traditional farmhouses, and a growing number of tastefully converted barns and rural retreats.

Rockland All Saints forms part of the Rocklands, a trio of villages including Rockland St Peter and Rockland St Mary, each contributing to the area's welcoming and close-knit feel. For families, the local Rocklands Community Primary School offers a well-regarded option close to home, while further educational and practical amenities are just a short drive away in neighbouring towns.

Outdoor enthusiasts are well catered for, with an abundance of countryside walks, bridleways, and cycling routes right on the doorstep. Wildlife is plentiful, and the changing seasons bring new beauty to the hedgerows, woodlands, and meadows that shape the landscape.



Note from Sowerbys



“Throughout the property, the standard of finish reflects quality and care, every element considered for both aesthetics and functionality.”



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via air source heat pump.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

B. Ref:- 0231-0019-4319-9532-9200

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: ///inflamed.areas.ashes

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SOWERBYS

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