



THE STORY OF

The Donkery

Rockland All Saints, Norfolk

SOWERBYS



THE STORY OF

The Donkery

Rockland All Saints, Norfolk
NR17 1XF

Overlooking Paddock and Fields

Planning Permission for Extra
Bedroom and Bathroom

Currently Two Bedrooms and Shower Room

Open Plan Kitchen/Dining/Sitting Room

Beautiful Countryside Setting

Option to Purchase Additional 0.5 Acres (STMS)

Popular Breckland Village

Planning Ref: 3PL/2023/0985/F

SOWERBYS WATTON OFFICE

01953 884522

watton@sowerbys.com





Situated in the popular Breckland village of Rockland All Saints, The Donkery is a unique lifestyle opportunity offering both immediate comfort and future potential in a stunning rural setting. Surrounded by countryside and overlooking open paddocks and fields, this property provides a tranquil environment while remaining part of a well-connected Norfolk village.

Currently arranged as a two-bedroom home with a modern shower room, The Donkery features an open-plan kitchen/ dining/sitting room, providing a practical and sociable layout ideal for everyday living. The internal arrangement is well suited to couples, small families, or those looking to downsize without compromising on charm or outlook.

One of the key highlights of this property is the planning permission already in place (Ref: 3PL/2023/0985/F), allowing for the creation of an additional bedroom, living room and bathroom. The approved plans significantly enhance the layout and functionality of the home, making it a flexible option for growing families, home working, or guest accommodation.

The property is positioned on a generous plot, with an attractive outlook over neighbouring paddocks and fields. For those seeking more land, there is the option to purchase an additional 0.5-acre (stms) paddock—ideal for equestrian interests, hobby farming, or extended garden space.

The Donkery offers the best of village life in one of Norfolk's most desirable rural areas, with the added benefit of a beautiful natural backdrop and scope for further development. Whether you're looking for a peaceful permanent residence, a countryside retreat, or a home with future potential, this property delivers on all fronts.



Whether you're looking for a peaceful permanent residence, a countryside retreat, or a home with future potential, this property delivers on all fronts.





Approximate Floor Area
1,583 sq. ft
(147.06 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

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



“The property is positioned on a generous plot, with an attractive outlook over neighbouring paddocks and fields.”



SERVICES CONNECTED

Mains water and electricity. Drainage via septic tank. Oil fired central heating.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

C. Ref:- 9032-1322-5100-0611-3206

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: ///hero.handyman.sweeten

AGENTS NOTE

The property has planning to add an additional bedroom, living room and bathroom:
Planning Ref: 3PL/2023/0985/F

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

