

29 The Street  
Rockland All Saints  
Attleborough  
NR17 1TR



# 29 The Street

## Guide Price £475,000

### The charming detached cottage...

Nestled on The Street in Rockland All Saints, 29 The Street is a charming and historic clay lump cottage dating back to 1624. This picturesque property exudes character and offers a versatile living space with plenty of potential for extension and modernisation, making it the perfect opportunity to create your forever home.

Situated in the heart of the village, the cottage is conveniently located near the White Hart pub, the village shop, and within easy reach of the A11, schools, and other amenities. The property boasts an ample driveway for multiple cars, a single garage, and a beautiful established front garden with a lush lawn and a variety of trees.

Upon entering, you are greeted by a warm and inviting atmosphere. The front porch leads to a hall with stairs leading to the first-floor landing. The cottage features two reception rooms at the front - a cosy lounge with a large inglenook fireplace and a working wood burner, as well as a garden room with French doors opening to the patio, offering stunning views of the extensive garden that stretches out to open farmland. Adding to the original character of the home, one of the reception rooms features another inglenook fireplace and wood burner, exposed beams, Pamment tiled flooring, and old stripped timber doors, currently used as a dining/family room. The small yet well-equipped kitchen includes a range style cooker, a walk-in pantry, and a door leading to the rear garden. The utility/boot room provides additional space for appliances and a WC cloakroom.

Upstairs, the first-floor landing leads to three double bedrooms, two spacious doubles and a small double. The master bedroom boasts an ensuite shower room and a walk-in wardrobe, while the second bedroom offers ample space for furniture. The family bathroom features exposed beams and a traditional three-piece suite. A second staircase leads to a sizable dual-aspect attic room, perfect for conversion into a fourth bedroom or a study/storage area.

Outside, the property sits on an extensive half acre plot with gardens at the rear, enclosed for privacy with shrubs, plants, and trees. The patio area is ideal for outdoor entertaining, and various outbuildings including a garden room and a workshop offer versatile usage. The garden overlooks open farmland, providing a peaceful country living experience.

The current vendors have made improvements including newly installed UPVC windows and a new roof, adding to the appeal of this wonderful family home. With the potential for further modernization and extension (subject to planning permission), 29 The Street is a truly unique find.

### Agents Note

Awaiting EPC Council Tax Band D

Local Authority  
Breckland

Council Tax Band D

EPC Rating



TOTAL FLOOR AREA: 2517 sq ft (233.8 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and not guaranteed as to their operability or efficiency for any given.  
Made with Metropac 10021