

Stone Barn Mount  
Pleasant  
Rockland All Saints  
NR17 1XQ



**ATTIK**  
CITY | COUNTRY | COAST

# Stone Barn Mount Pleasant

## Price Guide £1,000,000

### The stunning rural barn conversion on 1-acre...

Upon entering the property, you will find a spacious entrance hall with Pamment tiled flooring and underfloor heating, which continues through the ground floor, creating a warm and inviting atmosphere. The study, sunroom, and lounge feature original Flint work, adding character and charm to the space. The lounge is a focal point with a grand fireplace, wood burner, exposed beams, and a unique double-height vaulted ceiling with a gallery overlooking the room. The kitchen/breakfast room is well-appointed with ample country-style cabinets, an integrated dishwasher, and space for a range-style cooker and an American-style fridge/freezer. The separate utility room houses the laundry equipment and is currently also used as a beauty therapy studio, with a wc cloakroom for convenience. The formal dining room offers a triple-aspect view and French doors leading outside, perfect for entertaining guests.

Upstairs off the huge landing, are all the bedrooms and bathrooms. The master bedroom boasts triple aspect windows and a luxurious ensuite shower room with a walk-in shower and double sink vanity unit. The remaining bedrooms are spacious and bright, with oak flooring and ample storage space. The gallery offers a great view of the lounge below, and opposite is the roof terrace above the sunroom providing a peaceful retreat with fabulous views of the garden and sunsets.

The property's outdoor spaces include a large lawn, a sizeable pond with a jetty, a summer house overlooking the pond, and the potential for a swimming pool area, which has already had an in-keeping brick and flint wall built to partially enclose the area. There's also ample parking on the paved driveway, through electric gates, for several cars, along with further space in the 10m wide double garage/workshop with two sets of electric roller doors. The self-contained annexe above the double garage is a versatile space with an open-plan kitchen/living/dining room, a bedroom with an ensuite shower room, and a built-in wardrobe.

Stone Barn is a meticulously maintained property that offers a perfect blend of modern comforts and historic charm, making it an ideal home for those seeking a peaceful countryside retreat with ample space for living and entertaining.

### Agents notes...

Council Tax Band G

There is also an option to negotiate for an adjacent plot of land nearing 1 acre.

Please note that a utility pole, a packaged treatment plant, and an oil tank are within the property boundary. Planning applications have been made in the area.

Local Authority  
Breckland

Council Tax Band G

EPC Rating C



Contact

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TOTAL FLOOR AREA: 5415 sq.ft. (503.0 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, kitchen, baths, etc. may differ from the actual measurements and are approximate to 10% for any errors. Measurements are given in feet and inches and are not intended to be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is made as to their condition or reliability. See the plan.  
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