



Hood, Scoulton Road

Guide Price £575,000 - £600,000

A spacious four-bedroom character detached farmhouse ideally situated on approximately 3.5 Acre plot (STMS) in the rural location of Rockland St Peter.

This home is ideal for those looking for a countryside lifestyle and looking to put their own stamp on a property.

The Main House

As you enter, there is a small porch that leads into a reception/dining room with storage cupboard, this leads through to a generous sized kitchen/breakfast room with a range of fitted units at base and eye level; this room is well complemented by currently two utility areas to the rear and side of the property.

There is also a four-piece bathroom suite located on the ground floor, comprising of a double shower cubicle, panelled bathtub, vanity washbasin and low-level flush WC.

Upstairs, there are the four bedrooms, of which all fit a double bed.



Outside

Outside, is where the property really shines, boasting acreage there is a detached garage/carport, a barn/outbuilding that has annexe potential (STPP) and a large storage barn.

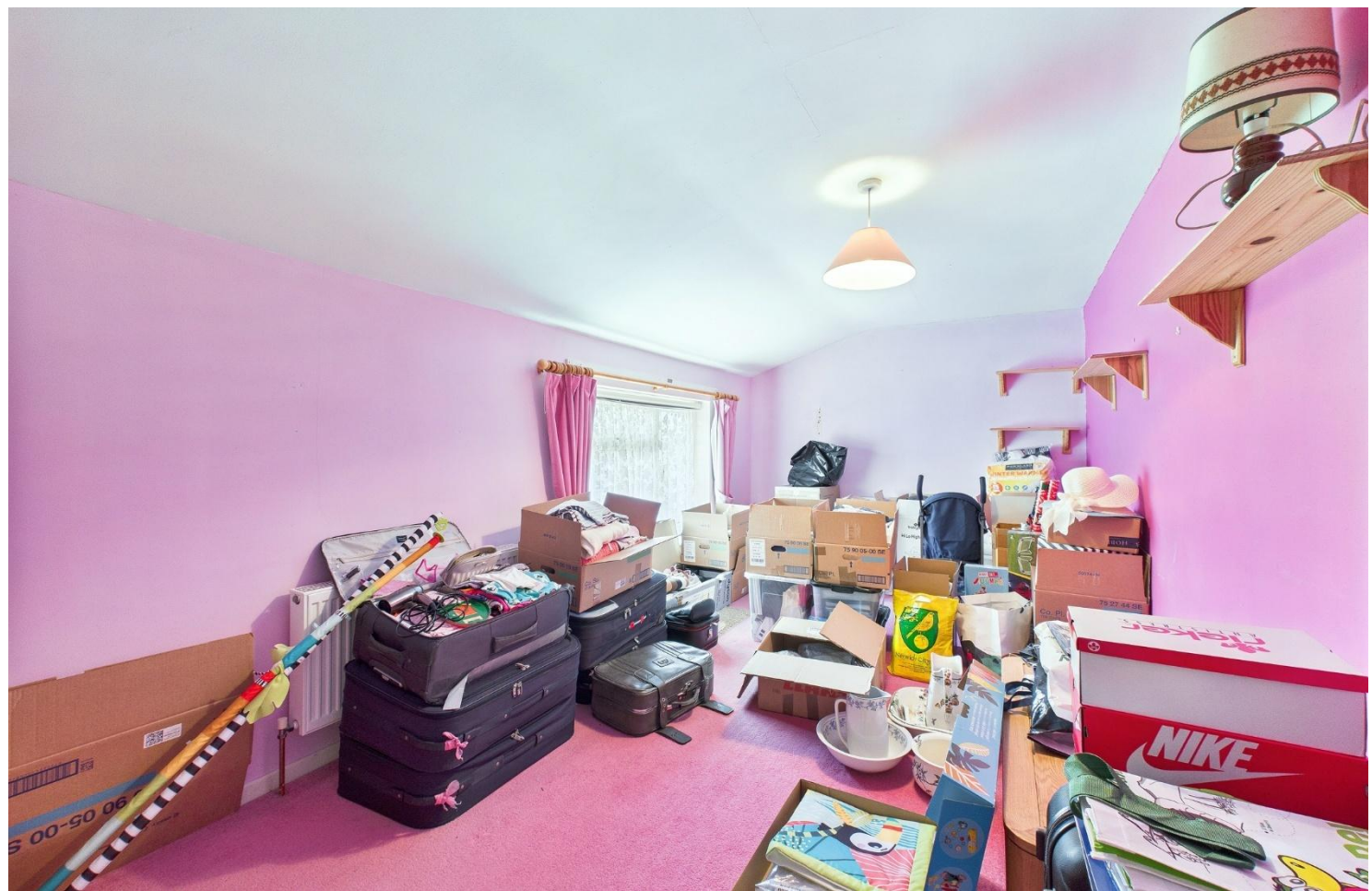
Additionally, there is ample off-street parking via a large, shingled driveway, large vegetable patch with greenhouse plus cart sheds.

Situation

Rockland St. Peter is a small, tranquil village nestled in the Breckland district of Norfolk and lies in rolling countryside, surrounded by open farmland and traditional Norfolk woodland.

The area is popular with walkers and nature lovers, offering easy access to footpaths, wildlife, and the wider Brecks landscape, which is known for its sandy soil, heathlands, and forests.

Just a short drive from the market towns of Attleborough and Watton, Rockland St. Peter offers a peaceful rural lifestyle with the convenience of nearby amenities. It's a place where history, nature, and community come together in a quintessentially Norfolk setting.





Services

Oil central heating.

Mains electricity and water are connected.

Private septic tank.

Directions

To find the property from Watton, head East in the direction of Wymondham, on the Norwich Road. Take the right hand turning onto Ellingham Road, followed by the right turning onto Scoulton Road, where the property will be found on the left hand side.



For further information and to arrange your viewing, please contact our friendly and professional staff.

This property is being marketed by our Dereham office and the property reference is AD0472.



Useful Information (where is the nearest?)

Doctors – Watton Medical Practice (6.1 miles)

Dentist – Together Dental (6.3 miles)

Hospital – Norfolk & Norwich University

Hospital (18 miles)

Primary School – East Harling Primary School
(5.7 miles)

Secondary School – Attleborough Academy (5.6
miles)

Train Station – Wymondham (10.9 miles)

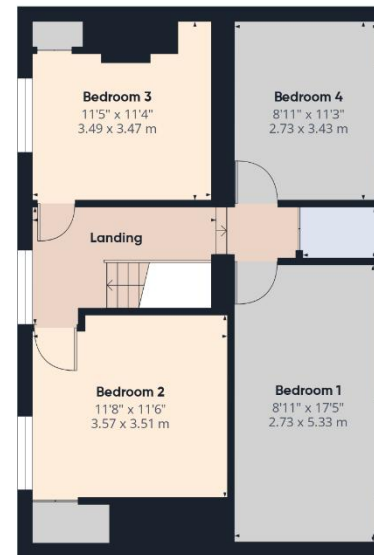
Airport – Norwich International Airport (21.2
miles)

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also, if there is anything in particular that you require clarification on – call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1743 ft²

162 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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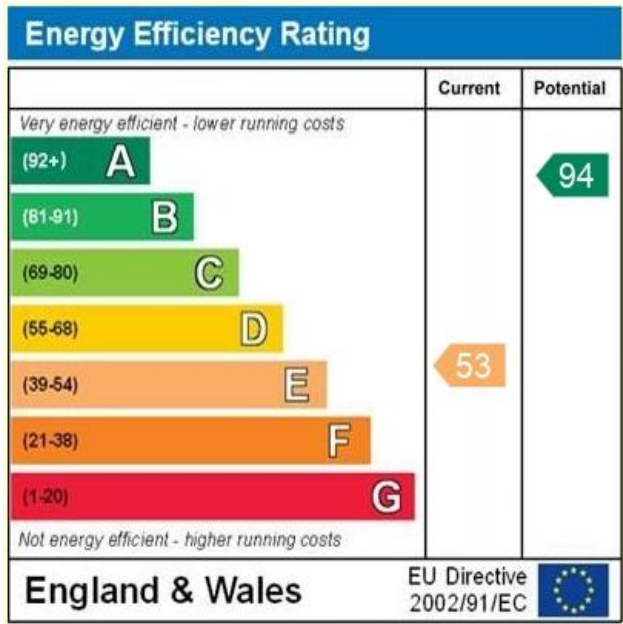
Energy Performance Certificate (EPC)

The graph below shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

The average energy rating and score for a property in England and Wales are D (60).



The full EPC report can be found at: <https://find-energy-certificate.service.gov.uk/energy-certificate/0370-2597-5190-2895-3615>



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