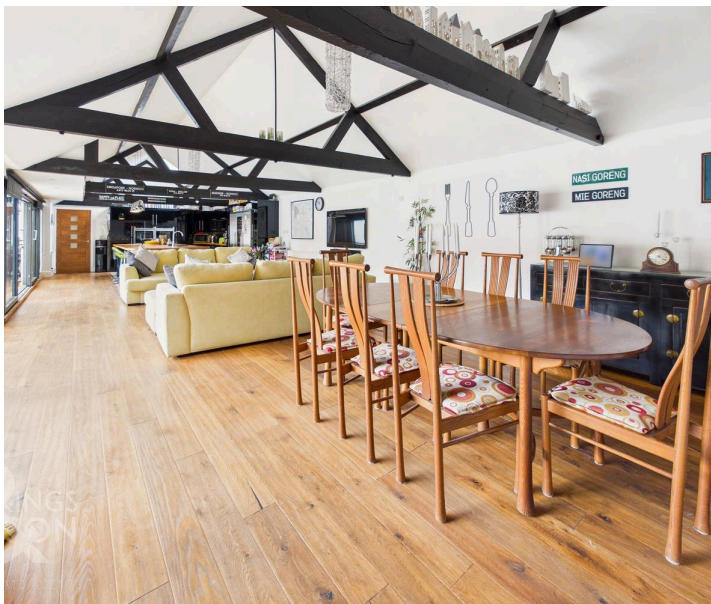




The Street, Rockland St. Mary - NR14 7HL

**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS



## The Street

Rockland St. Mary, Norwich

NO CHAIN. This LUXURY FULLY RENOVATED BARN CONVERSION offers over 3400 sq. ft (stms) of exceptional accommodation, expertly COMBINING CHARACTER FEATURES with a HIGH SPECIFICATION FINISH throughout, all within CLOSE PROXIMITY to NORWICH CITY CENTRE. The barn fully encloses the COURTYARD STYLE GARDENS, offering a tranquil and private backdrop for everyday living or entertaining on a grand scale. The KITCHEN opens directly to the outside, while secure gated access leads from the driveway, enhancing both privacy and convenience. The gardens feature a manicured lawn surrounded by mature planting within the original brick walls, creating a peaceful retreat, where a HEATED SWIMMING POOL enjoys a south-facing aspect and its own micro-climate, providing a true centrepiece for relaxation and recreation. Step into the impressive 28' SITTING ROOM, where a VAULTED CEILING and FULLY GLAZED FEATURE WALL frame the grand fireplace, creating a breathtaking focal point for family gatherings or elegant entertaining. The expansive 50' OPEN PLAN KITCHEN/DINING ROOM is perfect for modern living, with sliding doors opening directly onto the courtyard for seamless indoor-outdoor flow. Two further reception rooms span two floors, providing versatile options for a home office, media room, or snug seating.

The NORTHERN WING contains FIVE GROUND FLOOR BEDROOMS, ensuring privacy and flexibility for guests or multi-generational living. Three bedrooms benefit from EN SUITE SHOWER ROOMS, with the EN SUITE with the PRINCIPAL ENSUITE being NEWLY FITTED, complemented by a separate family bathroom, all finished to the highest standards. Secure parking is provided by a DOUBLE GARAGE, while thoughtful touches such as ample storage and practical layouts make this home as functional as it is beautiful.

Council Tax band: E

Tenure: Freehold

- Luxury Fully Renovated Barn Conversion with Over 3400 Sq. ft (stms) of Accommodation
- Secluded Courtyard with Heated Swimming Pool
- 28' Sitting Room with a Vaulted Ceiling, Fully Glazed Feature Wall & Grand Fireplace
- Two Further Reception Rooms Over Two Floors
- 50' Open Plan Kitchen/Dining Room with Sliding Doors to the Courtyard
- Five Ground Floor Bedrooms All Contained within the Northern Wing
- Three En Suite Shower Rooms & Separate Family Bathroom
- Double Garage for Secure Parking

The South Norfolk village of Rockland St Mary is a highly sought after location due to its Country setting, with neighbouring villages of Bramerton and Surlingham.



The village of Rockland St Mary provides local amenities including bus service, village store, doctors surgery, Highly Rated Ofsted Primary School and post office as well as a public house. Access to the river network can also be gained. Excellent transport links are provided to Norwich and Beccles.

#### SETTING THE SCENE

Approaching the property via the residents car park, access leads to the double garage via twin sets of double doors, whilst a timber access gate leads to the main entrance. A paved pathway weaves past open lawns, with the main courtyard and outdoor swimming pool found.

#### THE GRAND TOUR

Once inside, the main hall entrance offers access to an entrance hall area, finished with pamment tiled flooring, with an open plan aspect and step leading up to the main formal sitting room. Sitting under a grand vaulted ceiling with exposed timber beams, a glazed apex window on the end gable floods the room with excellent natural light. Solid wood flooring flows underfoot with a feature exposed brick built fireplace and an inset Stovax wood burner creating a focal point to the room. Tucked behind the fireplace, stairs rise to the first floor, whilst doors lead off to the snug/study and ground floor boot room. The boot room offers space for coats and shoes with bespoke built-in storage for further shoes and coats, with a door taking you to a ground floor W.C - complete with a two piece suite and useful built-in storage. The ground floor snug/study offers a versatile room sat under a part vaulted ceiling with twin velux windows offering excellent natural light, with wood flooring underfoot. The first floor mezzanine study space offers wood flooring and glazed balustrades - offering views across the main sitting room and its vaulted ceiling. Tucked away from the living space, this versatile room offers the ideal reading space or work from home area with its own velux window flooding the space with natural light.

From the main entrance, a door takes you to the open plan kitchen, dining and family space, which enjoys panoramic views of the courtyard and swimming pool area with sliding doors and electric blinds, opening up and creating a true indoor and outdoor flow. With wood flooring running through the space and exposed timber beams within the vaulted ceiling, this light and bright room offers a wealth of opportunity. The kitchen itself is centred on a large central island with solid wood work-surfaces, feature lighting at floor level and under cabinets, extensive built-in storage along with breakfast bar seating. Integrated cooking appliances include an inset electric induction hob and twin built-in eye level electric ovens, worktop level integrated electric cooker extractor, stainless steel splashback, with space provided for an American style fridge freezer and dishwasher. Tiled flooring can be found within the kitchen area for ease of maintenance, with a further door taking you to the inner hallway which leads to the bedroom accommodation, with sliding doors onto the courtyard.

The first of the bedrooms is currently used as a hobby room with wood flooring underfoot, electric opening Velux and blackout blind, vaulted ceiling above including exposed timber beams and a velux window with blind. Adjacent, a built-in storage cupboard houses the hot water tank and the family bathroom can be found with a three piece suite including a mixer shower tap over the bath, with tiled splash-backs, heated towel rail and wood flooring. A similarly sized room sits in the middle of the hallway sitting under a vaulted ceiling with a velux windows, electric opening blackout blinds, built-in wardrobe space for storage, and solid wood flooring. Two Double bedrooms offer matching accommodation with wood flooring, electric Velux blackout blinds, exposed timber beams, vaulted ceiling and velux windows with electric blinds - both enjoying an ensuite shower room finished with a three piece suite including a walk-in double shower cubicle and power shower with tiled splash-backs and heated towel rail. The main principal bedroom sits at the far end of the hall with wood flooring underfoot, vaulted ceiling including exposed timber beams, velux window and a walk-in wardrobe with storage shelving and hanging space. The tilt and turn window offers direct access to the garden and swimming pool steps. The newly fitted private ensuite shower room offers a four piece suite including a walk-in double shower cubicle with thermostatically controlled shower, Aqua-board splash-backs, twin hand wash basins occupying a vanity unit with built-in storage, tiled splash-backs and twin heated towel rails.

#### FIND US

Postcode : NR14 7HL

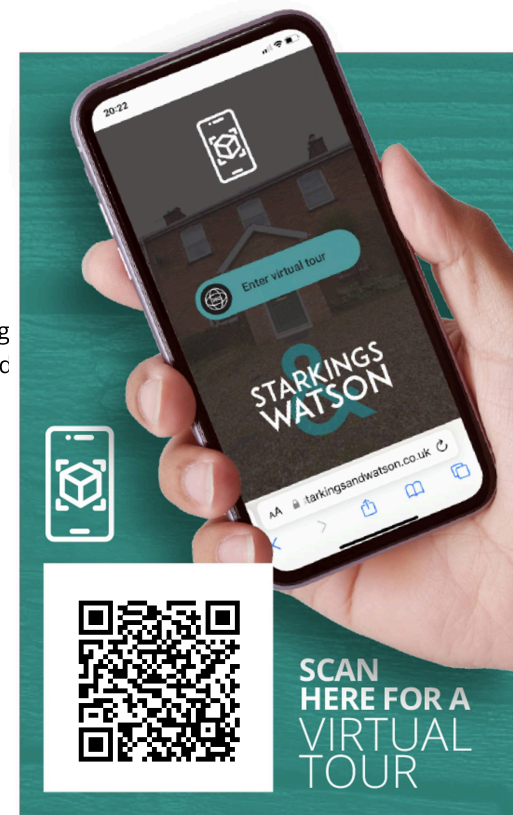
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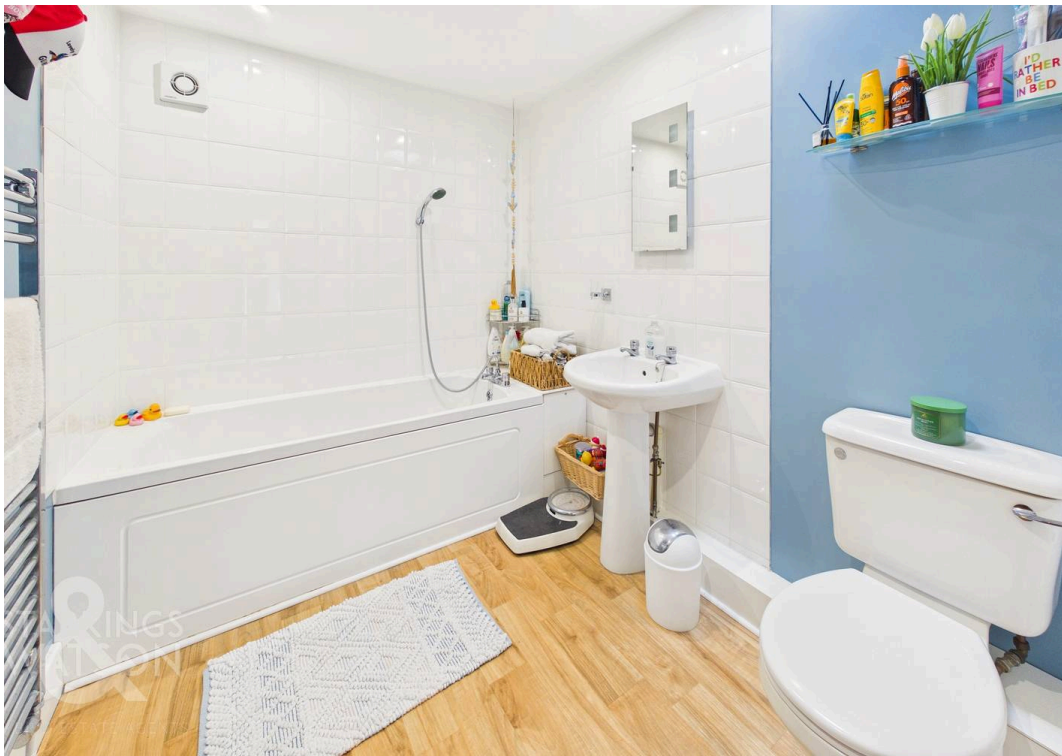
#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

#### AGENTS NOTES

There is no formal parking on the driveway, although our vendors have enjoyed parking on the driveway, on an informal basis. The property isn't a listed building but does sit within the curtilage of a neighbouring listed building.







## THE GREAT OUTDOORS

The barn fully encloses the courtyard style gardens, creating a stunning back drop for daily living or when entertaining. With the kitchen flowing seamlessly into the outside space, a secure gated access leads from the driveway, whilst the double garage ensures private and secure off road parking. Forming your own haven, the gardens include an area of grass, surrounded by mature planting within exterior brick walls. A pathway weaves past the gardens, where the main pool area and patio can be found. Enjoying a south facing aspect and its own micro-climate, the pool is the centrepiece, independently heated from the main house. With various planting around the pool, the current vendors have created the perfect blend of easy living, resort-style accommodation with the pool, whilst enjoying a 'lock up and leave' lifestyle if you wish. The exterior utility room houses the pool equipment and offers a laundry space, with ample space for shelved storage. The double garage offers twin sets of double doors, with high level storage, power and lighting.





**Approximate total area<sup>(1)</sup>**

3477 ft<sup>2</sup>

323 m<sup>2</sup>

**Reduced headroom**

47 ft<sup>2</sup>

4.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

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

**GIRAFFE360**



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.