



Rose Farm
Rookery Lane | Topcroft | Norfolk | NR35 2BN

A LIFE IN THE COUNTRY



Set amid approximately ten acres of private grounds and open meadow, Rose Farm presents a compelling opportunity to embrace country living on a wonderfully generous scale. This substantial four-bedroom detached home combines spacious, flexible accommodation with two large meadows, a stable block with power and water, established gardens, a pond and excellent vehicle access. Peaceful and private yet within convenient reach of Bungay and Norwich, it is a property with all the ingredients for a rewarding rural lifestyle.



KEY FEATURES

- A Substantial Detached Country Home extending to 2,569 sq.ft
- Approximately 10 acres of Gardens, Grounds and Meadow
- Four Generous Double Bedrooms and Two Bathrooms
- Two Large Meadows extending to approximately 9 acres (stms)
- Stable Block with Power and Water Connection
- Spacious Reception Rooms with Two Wood-Burning Stoves
- Established Wraparound Gardens with Pond and Numerous Fruit Trees
- Original Parquet Flooring and Character Features
- Single Garage, Generous Driveway Parking and EV Charging Point
- Peaceful Rural Setting approximately 30 minutes from Central Norwich

Rose Farm is the sort of property that offers far more than a collection of rooms. It provides space for a different pace of life, with a generous home at its centre and approximately ten acres in which to enjoy the countryside around it.

Space To Live Well

The house itself has evolved over time, having been extended twice during its lifetime, and this has resulted in an exceptionally versatile layout. The spacious accommodation allows life, room to unfold without compromising the character and warmth expected of a country home. The principal living room provides an inviting place to gather, particularly during the colder months when the wood-burning stove becomes a natural focal point. A second substantial reception room offers valuable flexibility. It could serve equally well as a formal dining room, family sitting room or generous home office, particularly appealing for anyone looking to combine rural living with working from home. Original parquet flooring adds another layer of character, providing a reminder of the property's heritage alongside the more practical improvements made over the years.

At The Heart Of The Home

The kitchen and dining space is bright, generous and designed for everyday life. Extensive cabinetry provides plenty of storage and preparation space, while broad windows draw the gardens into the room and allow natural light to play an important role throughout the day. There is ample room for a substantial dining table, creating a relaxed setting for family breakfasts, long lunches and informal entertaining. A separate seating area provides somewhere to sit with coffee while meals are prepared, helping make this a genuinely sociable part of the house. Practicality has not been overlooked. A separate utility room provides valuable additional space for laundry and household equipment, while the ground-floor shower room is particularly useful for a country property, especially after time spent outside with horses, dogs or muddy boots. The single garage offers further storage and practical space, complemented by driveway parking and an EV charging point.





KEY FEATURES

Upstairs, the feeling of space continues. There are four double bedrooms, providing excellent accommodation for a family as well as considerable flexibility for guests. The principal bedroom is particularly impressive, with generous proportions and excellent natural light. Its scale allows substantial furniture to sit comfortably without overwhelming the room, while the leafy outlook reinforces the property's peaceful setting. Throughout the first floor, the arrangement has a character of its own. Timber floors, changing levels and an attractive staircase bring individuality to the house, avoiding the uniformity sometimes found in more modern homes. Together with the two bathrooms, the bedroom accommodation makes Rose Farm equally suited to established family life, visiting children and grandchildren, or buyers simply wanting the luxury of additional space.

Ten Acres Of Possibility

It is outside that this version of Rose Farm truly distinguishes itself. The house sits within an overall plot of approximately 10 acres (stms), with private wraparound gardens surrounding the property before the grounds extend into two substantial meadows totalling approximately 9 acres. For equestrian buyers, hobby farmers or anyone who has long imagined keeping animals at home, the arrangement is particularly appealing. A stable block has both power and water connection, while vehicle access to the larger meadows makes management of the land considerably more practical. The meadows also create possibilities beyond equestrian use. They provide space for grazing, conservation, recreation or simply the pleasure of owning and protecting a substantial piece of countryside. Closer to the house, the gardens have a more intimate character. Numerous fruit trees contribute to the established country atmosphere, while a pond introduces another attractive feature and encourages wildlife. Mature planting and trees create privacy around the house, with the garden wrapping around the property and providing changing outlooks from different rooms. This combination is arguably Rose Farm's greatest strength. There is enough land to create a genuine lifestyle opportunity, yet the immediate gardens retain the manageable, private feeling of a family home.

A Different Kind Of Lifestyle

What makes Rose Farm particularly compelling is the freedom it offers. For one buyer, the stable block and meadows may fulfil a long-held ambition to keep horses at home. For another, the acreage may be about space for dogs, growing produce, planting orchards or creating a haven for wildlife. Others may simply appreciate the luxury of looking beyond their garden and knowing that the landscape they see forms part of their own home. Rose Farm offers the increasingly rare combination of a substantial family house, established gardens, useful outbuildings and meaningful acreage, all within manageable reach of Norwich. It is not simply a house in the countryside. It is an opportunity to make the countryside part of everyday life.

































INFORMATION



Services, District Council and Tenure

Oil-Fired Central Heating, Mains Water, Private Drainage via Treatment Plant

EV Charging Point Installed

Ultra Fast Broadband Available - please see www.openreach.com/fibre-checker

Mobile Phone Reception - varies depending on network provider - please see www.checker.ofcom.org.uk

Freehold

On The Doorstep

Topcroft is a small South Norfolk village surrounded by an attractive patchwork of farmland and quiet country lanes. It is a setting that particularly suits those seeking a more peaceful rural lifestyle without wanting to feel completely removed from everyday amenities. The surrounding countryside provides opportunities for walking and cycling, while nearby villages and market towns offer traditional pubs, independent shops and local services. The Waveney Valley is within easy reach, bringing with it some of the most attractive countryside along the Norfolk and Suffolk border. Bungay and Beccles both provide a wider range of shops, cafés, restaurants, schools and leisure facilities, while Norwich offers the cultural, retail and employment opportunities of a major regional city. For those drawn to the coast, the Suffolk Heritage Coast and popular destinations including Southwold are accessible for days beside the sea, making Rose Farm particularly well positioned for enjoying both countryside and coast.

How Far Is It To?

The historic market town of Bungay is approximately 7 miles away, offering a good selection of independent shops, cafés, pubs and everyday amenities. Beccles is approximately 12 miles away, with its attractive town centre, River Waveney setting, supermarkets and rail connections. The cathedral city of Norwich is approximately 15 miles away, placing its extensive shopping, restaurants, theatres, schools and mainline railway station within comfortable driving distance. For a change of scenery, the celebrated Suffolk coastal town of Southwold is around 25 miles away, making spontaneous trips to the beach, pier or seafront entirely achievable.

Directions - Please Scan QR Code Below

From the Fine & Country office in Beccles, leave the town heading towards Bungay and continue through the Waveney Valley towards Bungay. From Bungay, follow the local road network west towards the South Norfolk villages and Topcroft. On reaching the Topcroft area, proceed towards Rookery Lane and continue along the country lane to Rose Farm which will be on your right.

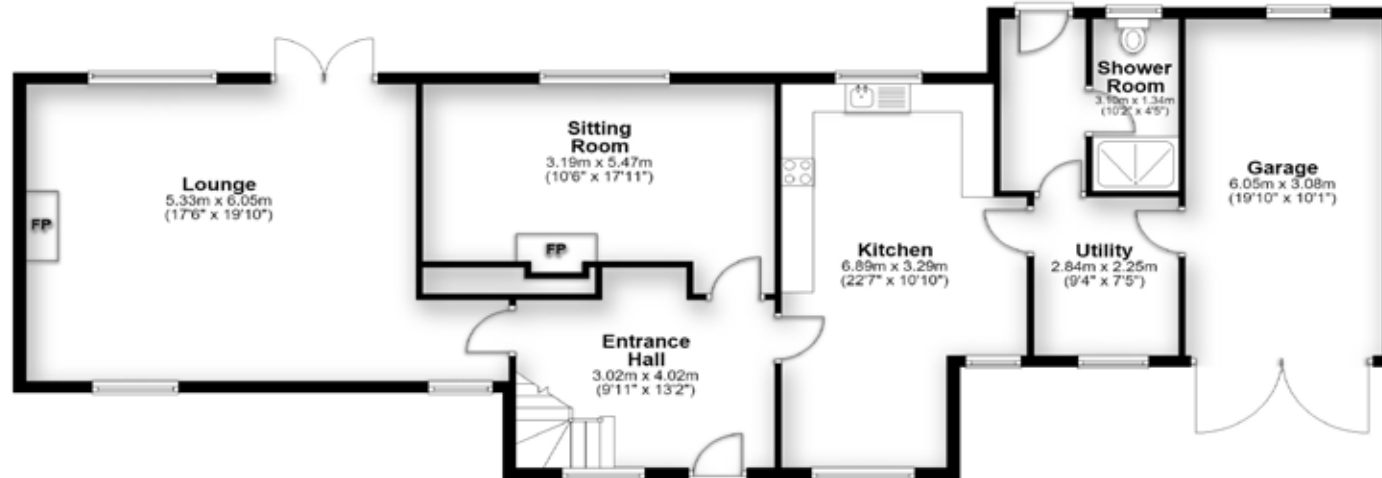
What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [resolves.thinker.stew](https://www.threewordsapp.com/)



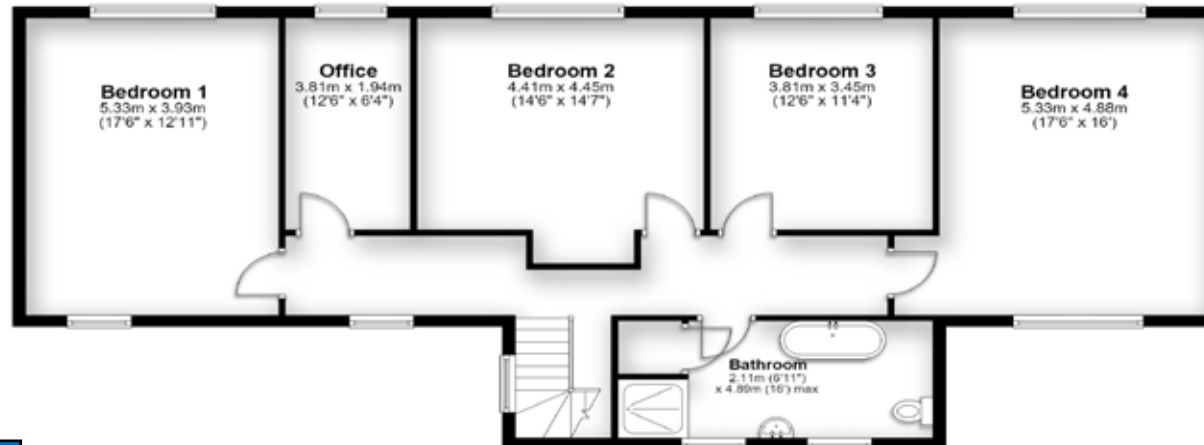
Ground Floor

Approx. 126.6 sq. metres (1362.2 sq. feet)



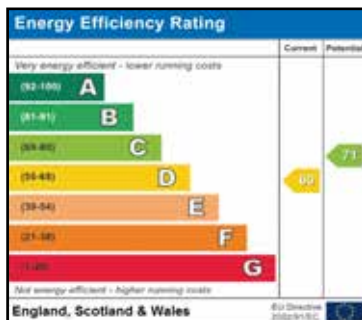
First Floor

Approx. 112.2 sq. metres (1207.2 sq. feet)



Total area: approx. 238.7 sq. metres (2569.4 sq. feet)

Disclaimer: This floorplan is for illustrative purposes only and should not be relied upon as an accurate representation of the property's dimensions or layout. Plan produced using PlanUp.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





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