



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

# COUNTRY LIVING



Set within mature grounds in the peaceful South Norfolk countryside, Rose Farm is a substantial and individual family home offering an appealing combination of space, privacy and versatility. Generous living accommodation is complemented by an impressive kitchen and dining area, substantial bedrooms and excellent ancillary space, while outside, established gardens and the property's rural surroundings create a wonderful sense of seclusion.

With its flexible layout and countryside setting, this is a home that lends itself equally well to busy family life, entertaining and simply enjoying the quieter pace of rural living.



# KEY FEATURES

- Substantial Detached Country Home in a Peaceful Rural Setting
- Generously Proportioned and Highly Versatile Accommodation
- Spacious Kitchen and Dining Area overlooking the Mature Gardens
- Multiple Reception Spaces ideal for Family Life and Entertaining
- Excellent Utility and Ancillary Accommodation
- Ground-Floor Shower Room providing Additional Flexibility
- Four Generous Double Bedrooms with Fitted Storage
- Attractive Split-Level First-Floor Accommodation
- Integral Garage offering Excellent Storage and Practical Space
- Large Mature, Established Grounds of 1 acre (stms) providing Privacy and a Wonderful Country Setting

There is something immediately appealing about a home that gives you room not only to live, but to spread out and enjoy the different parts of the house throughout the day. Rose Farm has precisely that quality.

## A Home With Space To Breathe

The accommodation feels generous without losing its sense of warmth, with an arrangement that works particularly well for family life. Light interiors, broad windows and views towards the surrounding countryside help create an easy relationship between the house and its setting, while the variety of reception spaces allows different generations and activities to coexist comfortably. This is not a home dictated by a single open-plan space. Instead, there is a pleasing sense of choice, with rooms that can adapt to formal entertaining, relaxed evenings, working from home or simply finding somewhere quiet to retreat with a book.

The overall impression is of a house designed for real life, with plenty of scope for its next owners to make their own mark while enjoying the considerable space already on offer.

## The Heart Of The Home

The kitchen and dining area is one of Rose Farm's most sociable spaces. Arranged to provide generous preparation and storage areas, the kitchen features extensive timber cabinetry, dark work surfaces and integrated cooking appliances, with windows framing views of the mature planting outside. Beyond the main working area, the room opens into a relaxed dining space where a substantial table can comfortably take centre stage. It is easy to imagine this part of the house becoming the natural gathering point, whether for an informal breakfast, Sunday lunch with the family or friends lingering over dinner. A smaller seating area within the kitchen creates another appealing touch, somewhere for morning coffee or conversation while meals are being prepared.





# KEY FEATURES

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The adjoining utility and ancillary areas add considerably to the practical appeal. There is ample room for laundry appliances and additional refrigeration, while the rear entrance arrangement provides a useful transition between the gardens and the main accommodation. For anyone with dogs, muddy boots or an active outdoor lifestyle, it is exactly the sort of space that quickly proves invaluable. A ground-floor shower room further enhances the flexibility of this part of the house.

## Light, Space And Flexibility

Moving upstairs, Rose Farm continues to surprise with the amount of space on offer. The staircase and split-level landing create an interesting architectural feature in their own right, with warm timber flooring, natural light and a long landing that adds character to the first floor. The principal bedroom is particularly generous, comfortably accommodating substantial furniture while retaining an impressive feeling of openness. A wide window brings in plenty of daylight and provides an attractive outlook towards the mature surroundings, while extensive fitted wardrobes offer excellent storage. The remaining bedroom accommodation provides the flexibility required of a substantial country home, whether used for family, visiting guests, home working or hobbies.

What works particularly well throughout Rose Farm is the feeling that rooms have not been squeezed to maximise numbers. Instead, there is a sense of proportion and usability, allowing the house to evolve as its owners' needs change.

## A Country Setting To Enjoy

The setting is central to Rose Farm's appeal. Mature trees, established planting and generous outside space extending to 1 acre (stms) surround the house, giving the property an attractive degree of privacy and creating leafy views from many of the principal rooms. There is a pleasing feeling of separation from the pace of everyday life here. The countryside forms the backdrop, yet the property remains within reach of the thriving market towns and villages of South Norfolk and the Waveney Valley. For keen gardeners, families or anyone simply wanting more outdoor space, the grounds offer the opportunity to enjoy country living properly. Long summer evenings outside, children exploring the garden, dogs enjoying the freedom of the grounds and relaxed gatherings with friends all feel entirely at home here. The integral garage adds another valuable dimension. Its considerable depth provides far more than straightforward vehicle storage, offering useful potential for workshop space, equipment, bikes or the inevitable collection of possessions that comes with rural life.

























# INFORMATION

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## 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](http://www.openreach.com/fibre-checker)

Mobile Phone Reception - varies depending on network provider - please see [www.checker.ofcom.org.uk](http://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.

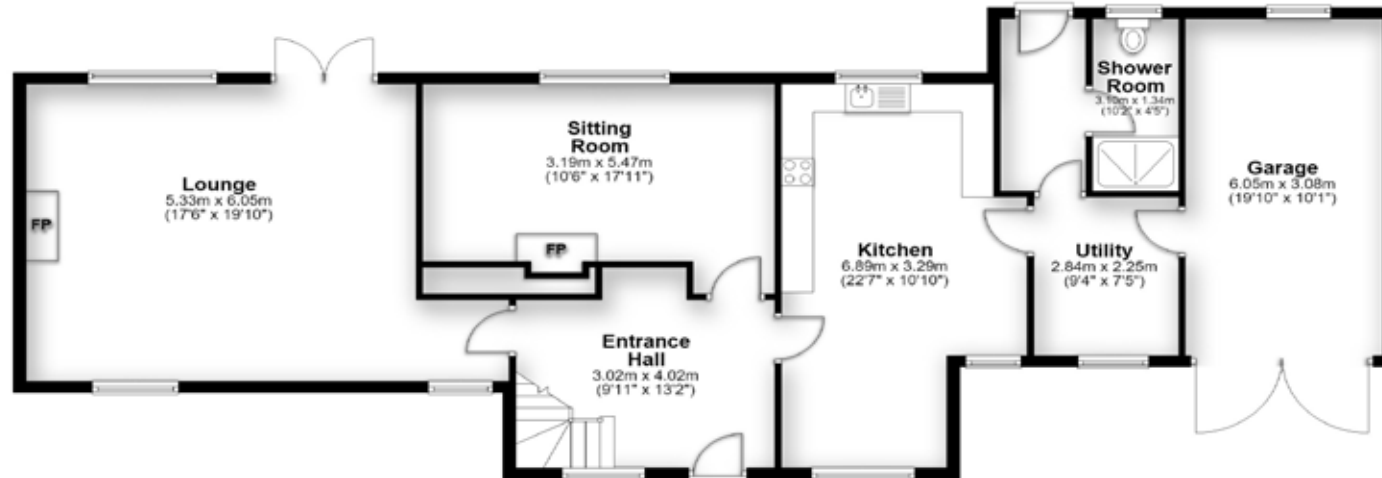
## What Three Words Location

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](#)



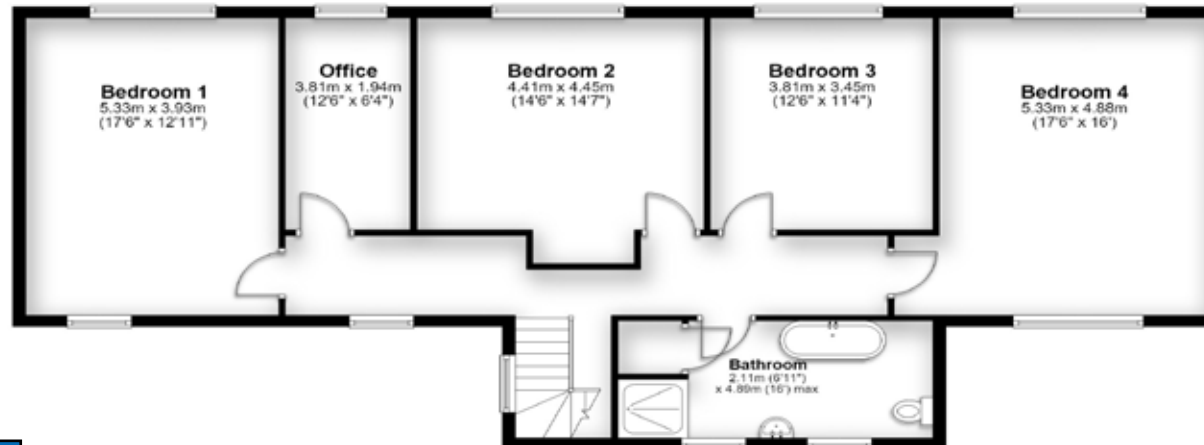
### Ground Floor

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



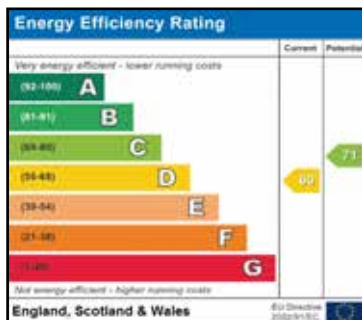
### First Floor

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.



# FINE & COUNTRY

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