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THE STORY OF
Orchard Cottage

Rockland St. Peter, Norfolk

SOWERBYS



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Orchard Cottage

Chapel Street, Rockland St. Peter
Norfolk, NR17 1UJ

Desired Village of Rockland St. Peter

Period and Characterful Features Throughout

Two Reception Spaces Plus Study

Bathroom and Ground Floor WC

Ample Off Road Parking

Conveniently Located for Attleborough
Town Centre and A11 Access

Private and Enclosed Rear Garden

Tastefully Updated and Improved
by the Current Owners

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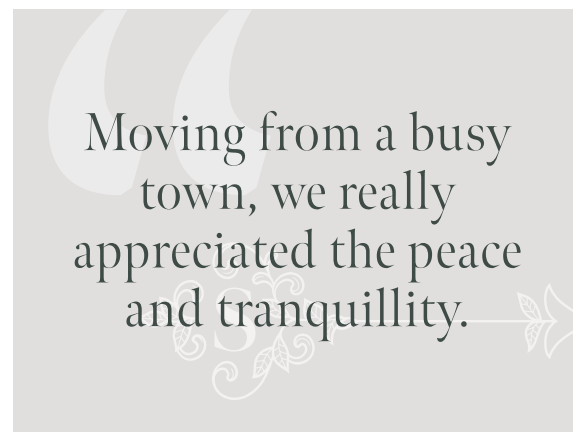
Orchard Cottage is a charming three-bedroom detached cottage, ideally positioned within the sought-after village of Rockland St Peter, offering a well-balanced combination of period character, practical living space and modern improvements. Tastefully updated by the current owners, the property retains the features and proportions expected of a traditional cottage while providing a comfortable home suited to modern family life.

The accommodation is particularly versatile, with two separate reception spaces and an additional study, giving plenty of flexibility for families, entertaining or those working from home. The layout also benefits from a ground floor WC alongside a first-floor bathroom, while the three bedrooms provide useful space for family members, guests or hobbies.

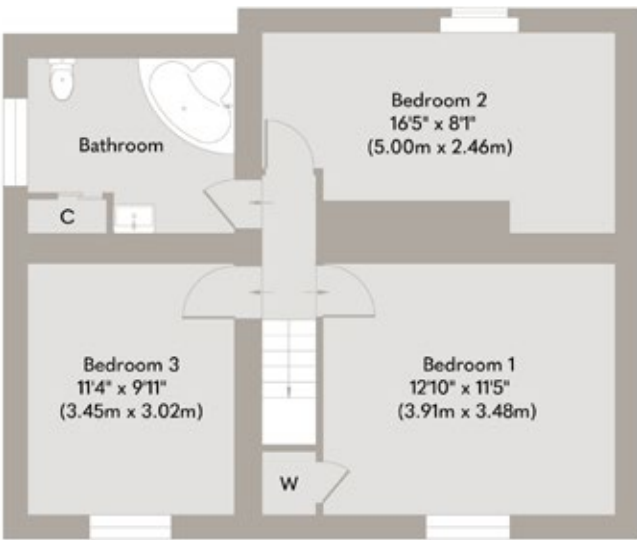
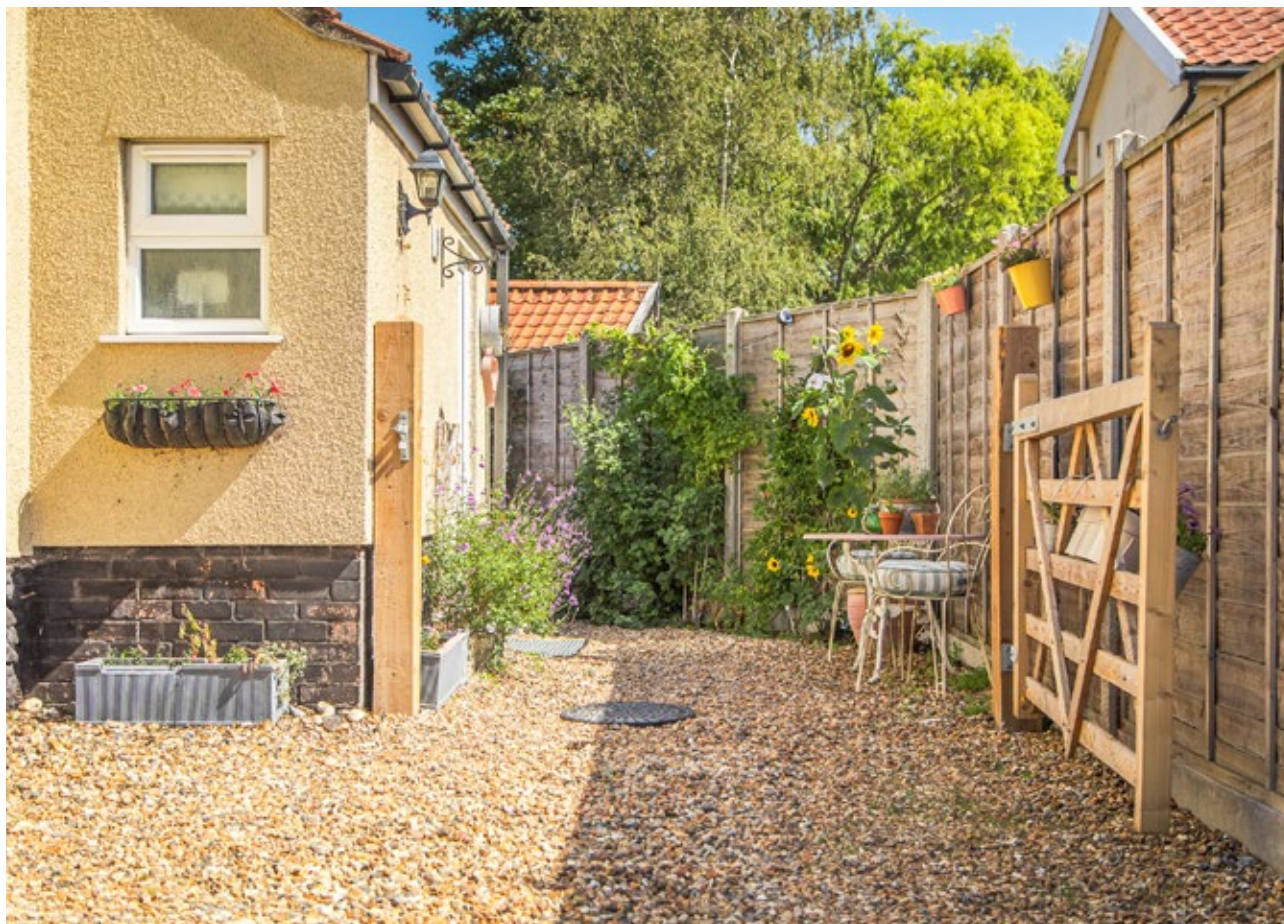
Outside, the property continues to offer practical advantages, with ample off-road parking and a private, enclosed rear garden providing a secure and manageable outdoor space. The garden offers a natural extension of the living accommodation during the warmer months and is well suited to relaxing, entertaining and everyday family use.

“Orchard Cottage felt truly special to both of us.”

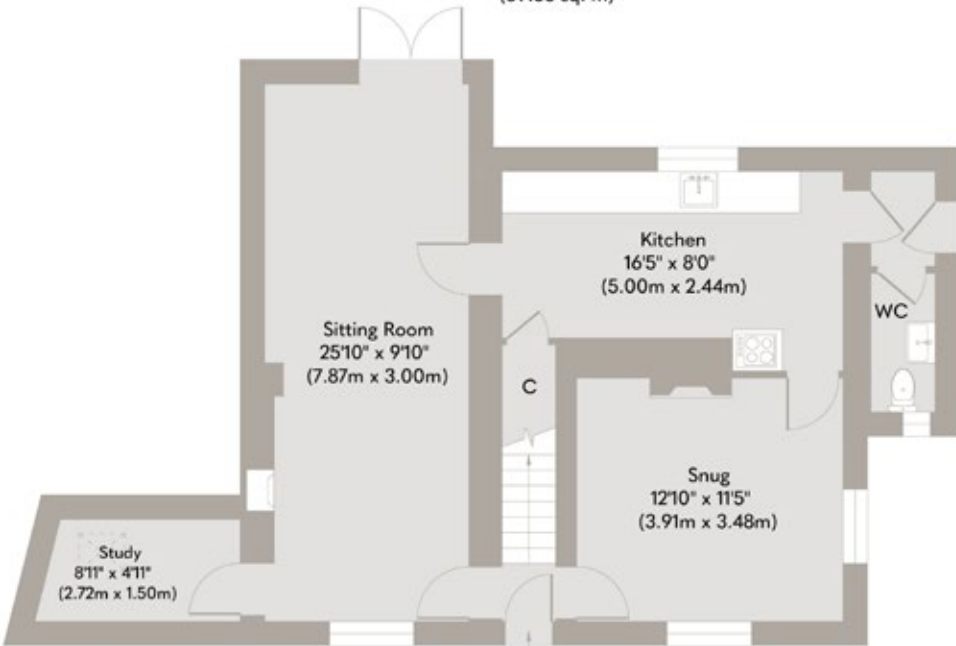
Orchard Cottage will appeal to buyers looking for a genuine detached period home with character, without compromising on the practical requirements of contemporary living. The combination of village location, flexible accommodation, private outside space, parking and its convenient access to the A11 makes this a particularly well-rounded home for those wanting to enjoy village life while retaining excellent connectivity







First Floor
Approximate Floor Area
642 sq. ft
(59.63 sq. m)



Ground Floor
Approximate Floor Area
742 sq. ft
(68.96 sq. m)



Outbuilding
Approximate Floor Area
54 sq. ft
(5.04 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Rockland St. Peter

HISTORIC CHARM, RURAL PEACE,
AND MODERN LIVING

Rockland St Peter is a small village in Norfolk. It is part of the Breckland district and is located approximately 15 miles southwest of the city of Norwich. The village has a rural character and features a mix of historical and modern housing, with a few key historical structures including St Peter's Church, which dates back to the medieval period.

Approximately 4.4 miles away is the market town of Attleborough. The town has a range of amenities including four schools, a town hall, shops, coffee shops, bars, restaurants, takeaway restaurants and a doctors. If you are looking for attractions nearby you will find Banham Zoo, Melsop Farm Park, Hulabaloos and Combat Paintball and every Thursday you will find the local market, which was established in the town as far back as 1226.

Watton is located approxiately 7 miles from Rockland St. Peter which has a post office, supermarket, chemist, infant, junior and secondary schools, health clinic, medical practice and dental surgery. There is a weekly market with lots to offer. For golf enthusiasts, Richmond Park Golf Club has an 18-hole course, driving range and practice green. Furthermore, there is a sports centre which offers a fitness suite, all weather courts, badminton, squash and snooker facilities. Watton is surrounded by beautiful Norfolk countryside and woodlands including Thetford Forest and Wayland Wood.



Note from the Vendor



“The house is warm and cosy in the winter and lively and cool in the summer.”



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

E. Ref:- 0859-2812-6212-9801-1215

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///foster.equity.firms

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SOWERBYS

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