



86 The Street
Rockland All Saints | Attleborough | Norfolk | NR17 1UX

 FINE & COUNTRY

STYLE, SPACE, AND VERSATILITY



Set within a generous plot of just over a third of an acre, this exceptional detached 4-bedroom home and beautifully appointed self-contained 1-bedroom annex, offers an elegant blend of timeless character and thoughtful modern enhancement. Carefully improved over the years, the property presents a rare opportunity to enjoy refined countryside living with the added benefit of connectivity for amenities and commuting.



KEY FEATURES

- Wonderful four-bedroom detached property
- Separate self-contained one bedroom annex
- Wonderful open plan Kitchen diner
- Presented beautifully throughout
- Large garden with outbuildings and country views
- Parking for multiple vehicles
- Immediate access to the surrounding countryside
- Double Cartlodge
- A wonderful sought-after village with excellent Pub and shop
- A short drive from the amenities and train links of Attleborough

The current owners were drawn to this home by its location in a thriving village and the garden space. Bringing up a young family was easy here with accessible state and public schooling, amenities, commuter links, and space to grow. Over the years various rooms have been repurposed and the garage converted initially to bedroom space and eventually building on to create an independent annex for multigenerational living. This is a home that effortlessly combines lifestyle, versatility, and location, crafted for those seeking something truly special.

Step Inside

The roomy entrance hall, with stairs and cloakroom straight ahead, welcomes you in with practical wood flooring which continues through much of the ground floor adding to the flow of this home. Immediately to the right is the study, set away from the entertaining spaces for privacy. To the left is the generous living room, cleverly zoned by its carpet flooring to feel a cosy, comfortable space with wood burner which helps to extend the warmer season; the current owners love just firing up the wood burner on a chilly evening, enjoying the warmth without having the central heating on! This room is semi open planned with the garden/dining room a fabulous space, bright and light with double doors to the garden and two huge windows either side, perfect for relaxed family living, sophisticated entertaining and celebratory meals. The current owners have welcomed up to 20 people for lunch with people sprawling out to the garden to watch the children play or to the sitting room for a quick after dinner snooze. The striking open-plan kitchen with floor to ceiling storage and integral fridge-freezer, dishwasher plus a fabulous gas range allows the chef to create something special whilst chatting to guests or the BBQ king on the terrace just outside, and keeps everyone involved. The utility room just next to the kitchen houses a water softener making maintenance so much easier and offers practical space for laundry, and that “can’t do without” extra fridge freezer. Throughout, the interiors are presented to an exceptional standard, combining practicality with comfort and understated luxury.





KEY FEATURES

Your Home Your Way

The main residence has been sympathetically extended to the rear (2010), creating a stunning sense of space and flow, while the former garage has been expertly converted and extended (2014) into a fully independent annex. Further benefits include solar hot water heating and fibre-to-the-premises broadband for ultra-fast connectivity. With its own private entrance, the beautifully appointed annex offers versatile single-level living, ideal for multigenerational families, or perhaps a luxurious guest suite, business use, salon or treatment room or premium rental accommodation such as Airbnb or long-term letting, subject to consents. The convenient open-plan living, dining, and kitchen area is swathed in light from two large windows and flows effortlessly into a generous bedroom and elegant shower room. The annex benefits from new windows and doors, as well as a dedicated oil-fired central heating system, separate from the main house, and offers a tranquil low maintenance private patio garden, a sun trap perfect for relaxing in. If preferred there is opportunity to connect the annex to the house internally via the dressing room through to the study; and if more bedroom space is required, the study/dressing room could easily be repurposed as a bedroom with ensuite. The opportunities really are endless.

Explore Upstairs

The central staircase leads to a wide bright landing and four double bedrooms. The principal bedroom offers built in storage and ensuite whilst the other three bedrooms are served by family bathroom. With hybrid working becoming so popular the smaller bedroom could easily be converted to an extra home office to compliment the ground floor study, and a larger bedroom could make a great extra teens den for older children. Both the main house and the annex have integral ladder access to loft storage space.

Step Outside

Externally, the property continues to impress. An oak framed cart lodge provide ample covered parking, with secure lock up inside, complemented by extensive driveway space to park 8-10 vehicles. The garden enjoys far-reaching countryside views and includes a range of useful outbuildings, offering both practicality and potential. A gorgeous terrace runs East to West across the whole of the back of the house benefitting from all day sunshine, and a sheltered separate patio offers a quiet space to indulge in a glass of red and the last of the sun. This patio would also be a perfect spot for a hot tub and star gazing with just the sounds of the birds for company.



















The Annexe















INFORMATION

The beautiful lawns extend to an archway and hedging leading to an orchard and the working section of the garden. Eating apple, cooking apple, pear, and plum trees provide fruits for crumbles, pies, jams, and the freezer, and over the years the current owners have kept both chickens and bees here – think “The Good Life” and sustainable living with ample space for veggie beds too. Wildlife visitors are regular and include deer and prolific birdlife with woodpeckers and pheasants all enjoying the fruit too!

On The Doorstep

Positioned in a highly desirable village setting, the home enjoys immediate access to surrounding countryside walks, while remaining conveniently close to local amenities. Rockland All Saints offers a local primary school, community shop and public house offering foodie events and quiz nights, a riding school and two churches making this a thriving community and just an eight-minute drive takes you to the bustling market town of Attleborough.

How Far Is It To...

Attleborough and Wymondham high schools, and Wymondham College are close by, and connection and commuting are made easy with regular bus and rail links from Attleborough to Norwich and Cambridge. The A11 is also within easy reach, providing excellent access for road commuters to the A14 links, with Norwich International Airport 40 minutes away and Stansted just an hour. For days out the Norfolk Broads and beautiful Norfolk beaches area all within easy reach.

Directions:

From Diss head north on the B1077 and follow the road all the way to Rockland St Peter. Turn left on to The Street and follow south into Rockland All Saints. Go through the village and the property is on your right just before the village boundary.

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... What 3 Words Location [///otters.tumble.tadpoles](http://otters.tumble.tadpoles)

Services, District Council and Tenure

Oil Fired Central Heating (separate boiler for main house and annex)

Mains Electricity, Water & Drainage

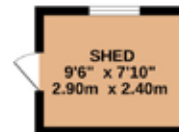
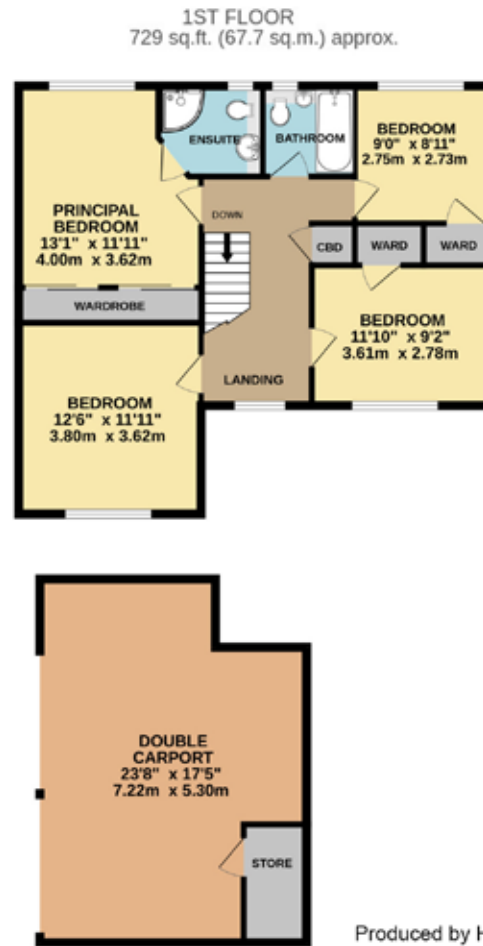
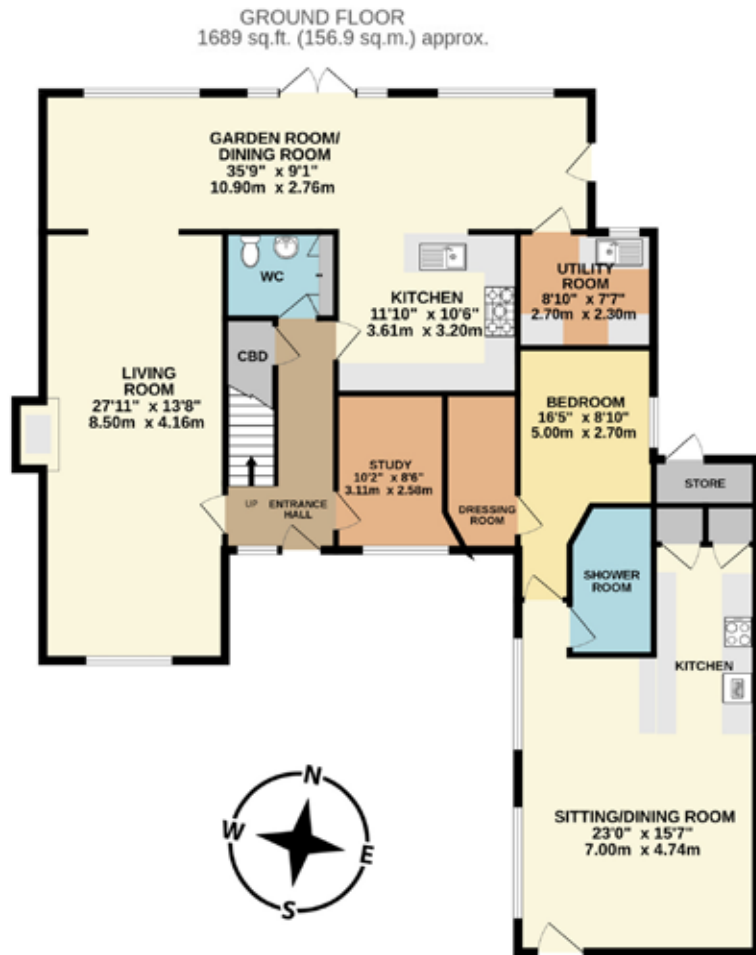
Solar Hot Water Heating

Broadband Available – Fiber to the premises. Please check www.openreach.com/fibre-checker

Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk to check.

Breckland District Council – Band F– Freehold





TOTAL FLOOR AREA (approx.)

Accommodation: 2396 sq.ft (222.6 sq.m.) -
Carport/Outbuildings: 676 sq.ft (62.8 sq.m.)

Measurements are approximate.

Not to scale. Illustrative purposes only.

Produced by HomeSight Studios for Fine & Country Estate Agent.

	Current	Potential
Very energy efficient - lower running costs		
(93-100) A		
(81-92) B		
(69-80) C		
(55-68) D		
(39-54) E	54	58
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive	

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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FOUNDATION

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