



MANOR COTTAGE

Rockland St Peter | Attleborough | Norfolk | NR17 1UJ

 FINE & COUNTRY

Your Cottage Style Home



This charming three-bedroom detached home, beautifully positioned close to amenities and commuter links and ready to move into, offers exciting scope to update, modernise and create a home that reflects your own style. Offered with no onward chain you can move straight in!



KEY FEATURES

- Wonderful three bedroom detached house
- Two reception rooms
- Driveway with parking for multiple vehicles
- Double Glazed throughout
- Manageable west facing garden
- Presented well throughout
- Walking distance to local shop, school and pub
- 5 minutes from the A11 & Attleborough and its train links
- Immediate access to country walks
- No Onward Chain

This pretty cottage style home has been well maintained and is full of possibility ... with wonderfully private gardens, flexible living space, a feature open fireplace and the potential to rethink the kitchen, dining and parking arrangements, this is a home with character, charm and opportunity in equal measure.

Step Inside

Step inside and the house immediately reveals its appeal: a welcoming home with a lovely sense of character and plenty of potential for its next owner. The dual-aspect generous sitting room is a particularly inviting space, with a feature brick open fireplace creating a natural focal point and makes a great entertaining space when the whole family visit. Large windows on two sides bring in changing light throughout the day, making this a room that feels connected to the garden and surrounding setting. Morning light in the east-facing kitchen, gives way to the warm glow of the setting sun across the west-facing dining room, ideal for relaxed suppers and entertaining. There is also the potential to open these spaces together, creating a generous kitchen-diner with a wonderful flow for everyday living and entertaining. A convenient cloakroom completes the ground floor.

Explore Upstairs

Upstairs, the landing is full of light from the roof window, and the three-bedroom layout provides comfortable accommodation with four newer first-floor double-glazed windows, installed in 2014, complementing the existing glazing and bringing additional natural light to the upper floor. Whether you retain the traditional cottage character or introduce a lighter, more contemporary feel, the bedrooms offer a wonderful opportunity to create spaces that suit your lifestyle. The principal bedroom is unusually large for a cottage, and bedroom two features a wonderful walk-in dressing room with roof window to give even more natural light. The layout upstairs offers flexibility in use whether as a main bedroom and two children's rooms, guest accommodation or dedicated home offices, the choice is yours. The bedrooms are served by a family bathroom with over bath shower.





KEY FEATURES

Possibilities and Potential

For those looking to create a more contemporary feel to the house, there is exciting potential to open the kitchen and dining room together, subject to the necessary permissions and structural considerations. The result could be a wonderful open-plan kitchen and dining space, filled with natural light and designed around modern family life. The house is in need of updating a little, but ready to move into, meaning you can enjoy it from day one while gradually introducing your own ideas. The front garden could potentially be converted to provide a driveway, removing some of the existing hedging and creating a clearer division between parking and the private garden areas, subject to any required permissions. There is also the possibility of fencing off the side garden from the front, allowing you to make better use of the remaining garden, perhaps for a veggie patch or children's play area, creating even more valuable outside space. It is precisely this combination of charm and possibility that makes the property so appealing: the garden is beautiful now, but there is scope to make it work even harder for you.

Step Outside

The enclosed rear garden is private, peaceful and safe for children and dogs; it has the feel of a traditional cottage garden, with a charming rose-covered archway adding a romantic touch. A neat, gravelled area provides an ideal spot for outdoor dining, creating a natural destination for summer lunches, evening drinks and relaxed entertaining and two storage sheds offer plenty of options for garden equipment or as potting sheds. Best of all, the garden is beautifully private and not overlooked, giving you a rare sense of seclusion while remaining close to the village amenities. The current layout also presents an exciting opportunity to rethink how the outside space is used.

On the Doorstep

The property combines the best of both worlds. The local school, shop and pub are only a few minutes' walk away, while the surrounding countryside provides immediate access to country walks. Nearby Breckland heathland nature reserve, East Wretham Heath managed by Norfolk Wildlife Trust, features marked walking trails, woodland, and natural meres, fantastic for outdoors enthusiasts.





















INFORMATION



How Far Is It To....

The market town of Attleborough is approximately five minutes by car, providing further amenities including supermarkets, petrol station, independent shops and eateries along with its railway station providing convenient connections to London in under two hours. The A11 main trunk road is also around five minutes away, making the property well placed for commuting and travel.

Directions

From Diss head north on the B1077 through Attleborough and past Great Ellingham. Rockland St Peter is the next village, and you turn right on to Chapel Street. The property is on your right.

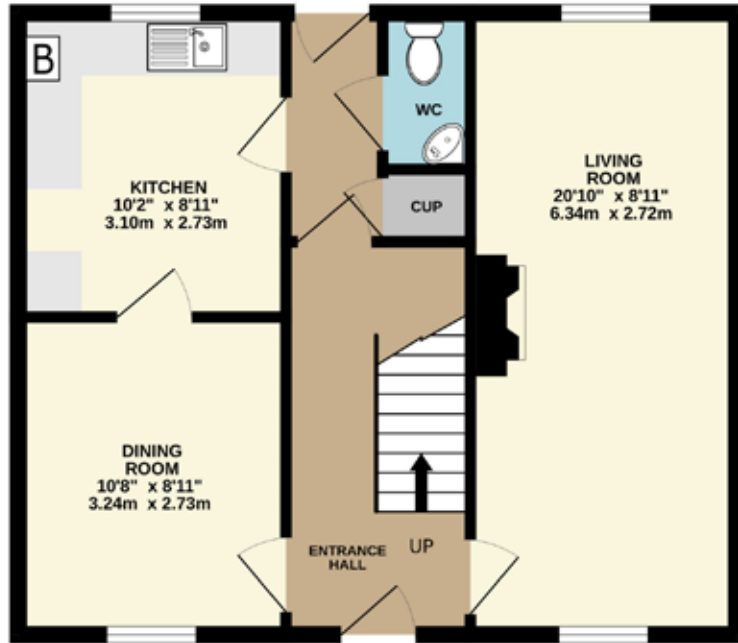
What Three Words Location

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... What 3 Words Location [///historic.ecologist.sunroof](http://historic.ecologist.sunroof)

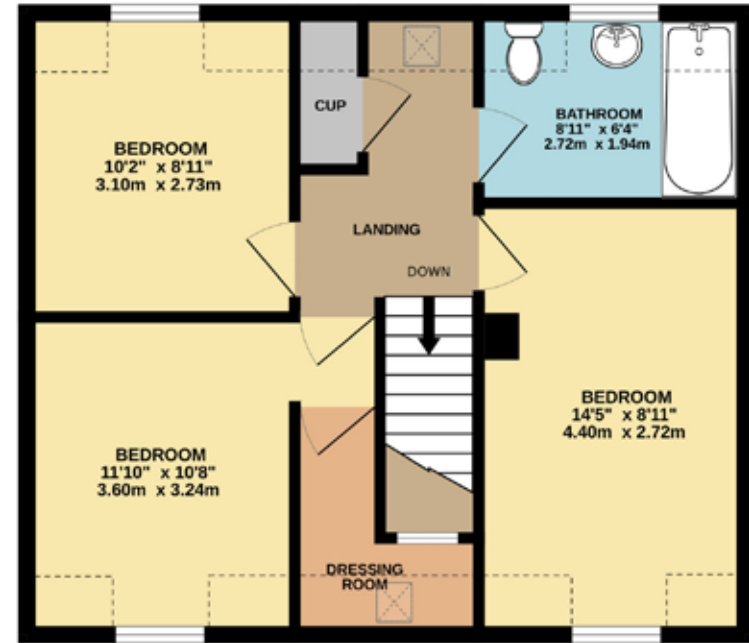
Services, District Council and Tenure

Oil Central Heating
Mains Electricity, Water & Drainage
Broadband Available – 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 D– Freehold

GROUND FLOOR
494 sq.ft. (45.9 sq.m.) approx.



1ST FLOOR
498 sq.ft. (46.3 sq.m.) approx.



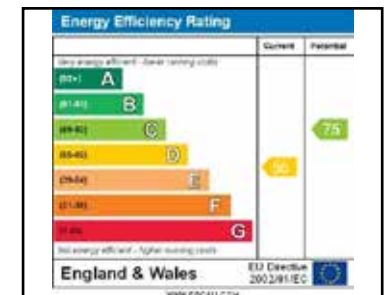
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TOTAL FLOOR AREA (approx.)

Accommodation: 992 sq.ft (92.2 sq.m)

Measurements are approximate. Not to scale. Illustrative purposes only.

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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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THE FINE & COUNTRY
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