

william
h brown

Select

Shepley House
Scoulton Road
Rockland St Peter



A CHARMING FIVE BEDROOMED PROPERTY, SET IN PARTIALLY WOODED GARDENS WHICH EXTEND TO AROUND 1.5 ACRES (STMS)

A CHARMING FIVE BEDROOMED PROPERTY, SET IN PARTIALLY WOODED GARDENS WHICH EXTEND TO AROUND 1.5 ACRES (STMS)

Shepley House, Scoulton Road, Rockland St Peter, Norfolk NR17 1UW

2

SIDE PORCH

Leads to kitchen from courtyard garden to the side aspect.

KITCHEN/BREAKFAST ROOM

This part of the home has seen extensive re-modelling in the recent past. The present owners extended the space and added a beautiful modern kitchen with granite worksurfaces that provides plenty of storage., a feature centre island provides further storage, a sink unit, built in dishwasher and a three-person breakfast bar. There is plumbing for a washing machine, space for an American style fridge-freezer, space for a 6 ring rangemaster stove, doors open to the rear patio and a further door to an inner hallway.

INNER HALLWAY

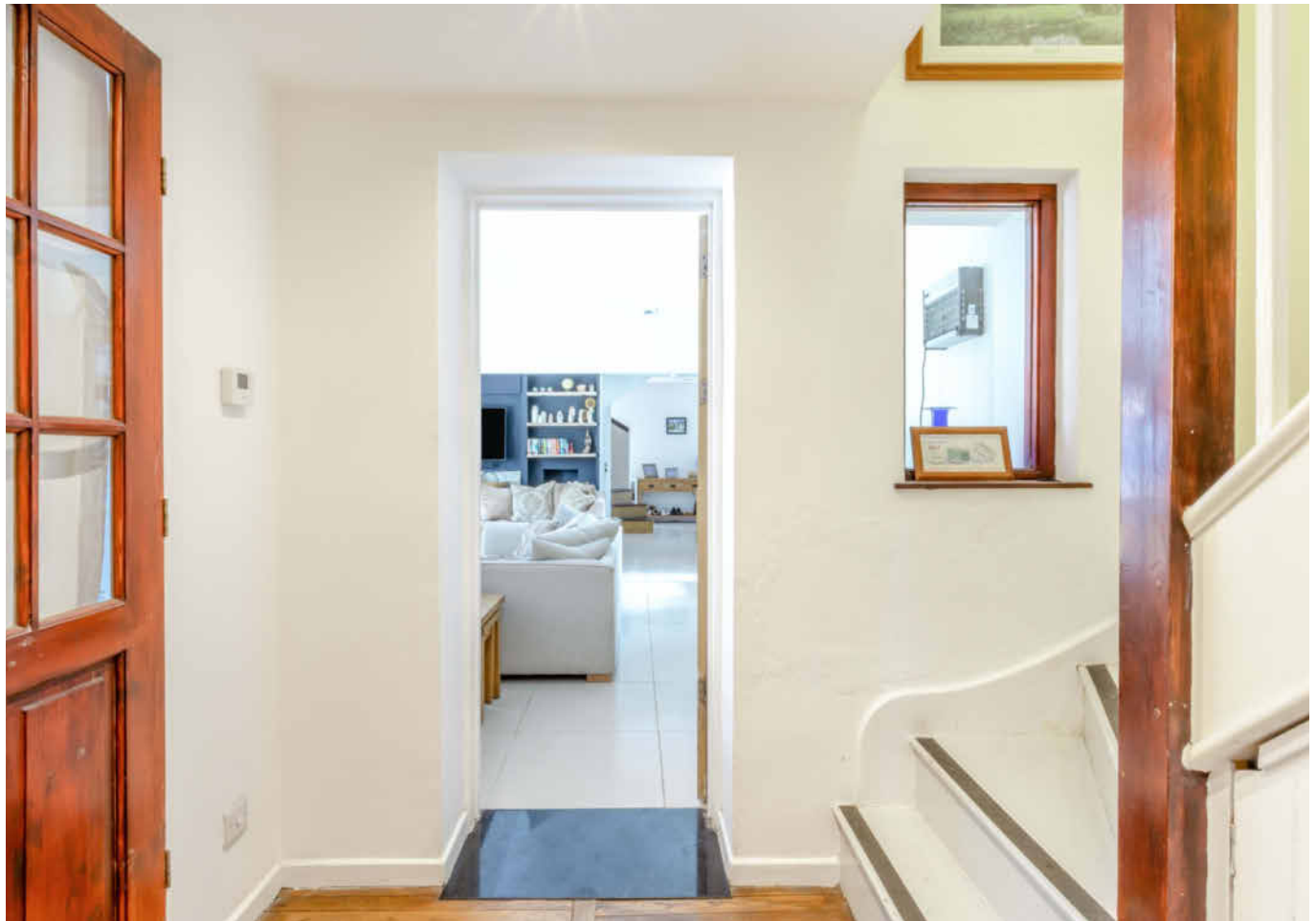
With stairs leading to the first floor or the original house where there are three bedrooms and a bathroom. Exposed wood flooring. Access to ground floor bathroom, large reception space and original sitting room.

GROUND FLOOR BATHROOM

A part tiled modern white suite comprising: - low level WC, wash hand basin with storage underneath, a corner bath and a walk in rain shower. Window to rear aspect.

SITTING ROOM

With windows to the front aspect offering open views over fields this room offers wonderful formal sitting room being adjacent to the kitchen with an internal window to the kitchen. An exposed brick fireplace with bressumer beam houses a wood burning stove on a quarry tiled hearth. Alongside the chimney breast there is fitted storage, exposed wood flooring and ceiling beam. This room is open to the Dining Room.







DINING ROOM

A pleasant dining area having windows to two aspects. Exposed wood flooring.



RECEPTION ROOM

This wonderful room has vaulted ceiling, French doors to the front aspect and double patio doors to the rear leading out to the rear garden and patio area. Offering stylish living space which is multi media enabled having recessed tv and cinema screen. Porcelain tiled floor with under floor heating. This room opens into the main

entrance hall with door out to the main drive and front garden, cloak cupboard, ground floor bedroom and spiral staircase to the fifth bedroom or first floor study.



BEDROOM/FIRST FLOOR STUDY

An attractive curved stairway leads up to this room, currently used as a guest double bedroom it has a window to the front aspect offering uninterrupted views to the east, and French doors to the rear which opens out onto a small balcony ideal for stargazing across the clear Norfolk skies.

GROUND FLOOR "PRINCIPAL" BEDROOM

Spacious double bedroom with sliding patio doors leading out to the rear aspect only a few steps from the Pool house, again there is a tiled floor with under floor heating while a bespoke fitted wardrobe and opens to a dressing area.

EN-SUITE

A spacious en-suite with contemporary suite comprising bath set into a granite surround, 'walk in' tiled rain shower area, bowl style wash basin with mirror over and WC. Tiled floor with under floor heating.

LANDING (TO ORIGINAL PORTION OF THE HOME)

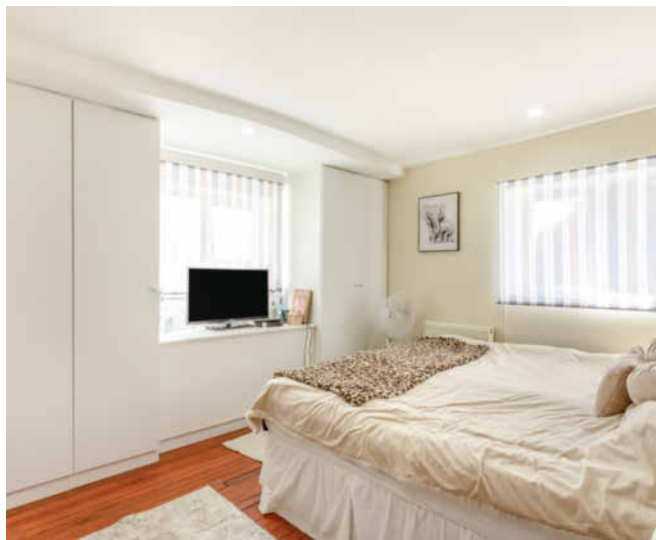
With exposed wooden flooring. Offers access to three bedrooms and a family bathroom.

BEDROOM

Double bedroom with window to the front aspect offering open views. Exposed wood flooring.

BEDROOM

Double bedroom with window to the front aspect offering open views. Fitted wardrobes and storage, access to loft. Exposed wood flooring.





BEDROOM

This double bedroom offers windows to two aspects with views over the garden and the adjoining open countryside. There is a range of fitted wardrobes along with a window seat. Exposed wood flooring



FAMILY BATHROOM

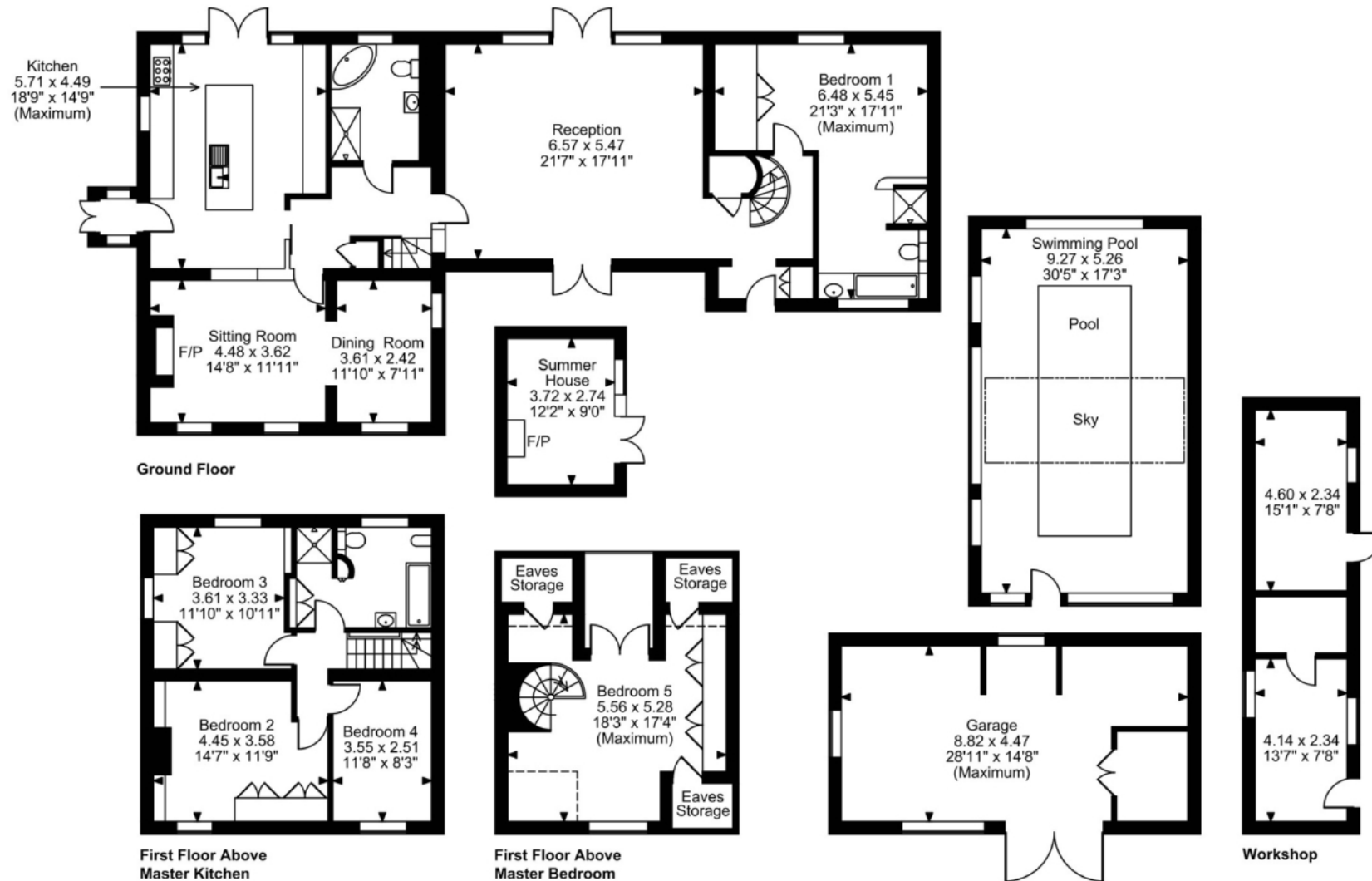
Fitted with a contemporary white suite comprising bath with mixer tap and shower attachment, power shower in tiled cubicle, WC, bidet and hand wash basin and full-length mirrored storage, Exposed wood flooring.

EPC
D

COUNCIL TAX
TBC



Shepley House, Scoulton Road, Rockland St. Peter, Attleborough



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8689464/AGI



A substantial detached five bedroomed house that offers an attractive and skilful combination of traditional cottage style, together with spacious contemporary living in the tastefully extended accommodation. Set in a rural, but not isolated location, the property offers flexible living space for a family and could also be ideal for small business opportunities. It has five double bedrooms, a separate dining room with inglenook woodburner, a spacious vaulted living/garden room, three bathrooms, two of which offer walk-in showers, a range of useful outbuildings and a covered, heated swimming pool and hot tub area. There are extensive, well-maintained gardens and grounds, including courtyard and patio areas for outside dining/entertaining, an established vegetable garden, sweeping lawns, log cabin, summer house and woodland. There is generous parking for numerous vehicles, with one of the driveways leading to the rear of the property giving good access to the grounds beyond. The home has 40 solar panels attached. For further information on this please contact the office.

Location

Shepley House stands in gardens and grounds which extend to around 1 ½ acres STMS. The side gate front the front of the property opens into the pretty private courtyaerd with attractive water feature. Alongside the house are useful outbuildings, including wood shed, large workshop/garage and further office with power, lighting, telephone and network points. There is generous off road parking for numerous vehicles, with one of the driveways providing easy access to the rear of the property and the grounds beyond. To the rear of the property, sun terraces adjoin the house, complete with external heated shower. Beyond which is the detached Pool House with heated swimming pool. The garden continues with a wide sweeping lawn, well stocked shrub beds, mature trees and vegetable garden. A five-bar gate leads into the wooded area of garden which offers pleasant walks and includes a multi-purpose timber framed log cabin (that could be used as an external office/music room/gym or just somewhere to sit and relax). In addition there is a spacious timber framed summer house with power.