



## The Street, Rockland St. Mary, Norwich

Guide Price £850,000 - £875,000 Freehold

Energy Efficiency Rating : D

- ✓ Substantial Detached Barn Conversion
- ✓ Approx. 0.2 Acre Plot (stms)
- ✓ Approx. 3500 Sq ft (stms)
- ✓ Ample Parking, Cart Shed & Gated Drive Drive
- ✓ Magnificent Open Plan Hall Entrance
- ✓ Kitchen/Breakfast Room with AGA
- ✓ Up to Five Double Bedrooms
- ✓ Private Gardens & Entertaining Space



To arrange an accompanied viewing please call our Poringland Office on 01508 356456





This SUBSTANTIAL DETACHED BARN offers a PROMINENT POSITION close to LANGLEY SCHOOL with MANAGEABLE GARDENS and over 3500 Sq ft (stms) of accommodation. Centred around the STUNNING FULL HEIGHT 23' RECEPTION HALL - adorned with EXPOSED TIMBER BEAMS and set under the GALLERIED LANDING. Finished to a HIGH SPECIFICATION, and with an IMPRESSIVE EXTERIOR, you will find LANDSCAPED GARDENS starting with a central lawn, mature planting and a fantastic COVERED SEATING AREA within the original cart sheds - offering conversion potential (stp). A new CART LODGE includes a WORKSHOP or HOME OFFICE. TWO RECEPTION ROOMS include a multi-fuel burner to the sitting room, French doors lead from the garden room to the patio, with functional space including the KITCHEN/breakfast room with ISLAND, boot room, UTILITY ROOM and an OPEN PLAN SNUG. A ground floor bedroom/study and SHOWER ROOM offer multi-generational living, with FOUR DOUBLE BEDROOMS, dressing room, en suite and family bathroom.

#### LOCATION

The South Norfolk village of Rockland St Mary is a highly sought after location due to its Country setting, with neighbouring villages of Bramerton and Surlingham. The village of Rockland St Mary provides local amenities including bus service, village store, doctors' surgery, Highly Rated Ofsted Primary School and post office as well as a public house. Access to the river network can also be gained. Excellent transport links are provided to Norwich and Beccles.

#### DIRECTIONS

You may wish to use your Sat-Nav (NR14 7HQ), but to help you...Leave Norwich via the A146 turning left under the A47 onto Kirby Road. Proceed along Kirby Road through the village of Kirby Bedon through to the village of Bramerton. Bear right onto The Street through the village of Bramerton and bear left onto

Rockland Road. This road will then turn into Bramerton Lane where you will proceed into the village of Rockland St Mary, where the property can be found on the left hand side, indicated by our For Sale board.

#### AGENTS NOTE

The property is not listed, but does offer a thatched roof which was completed around 1992, with a new ridge in 2006. The vendor believes the roof is Norfolk Reed.

Siding onto the road, a gated driveway offers ample parking, with mature hedging screening the property, with the parking following to the side of the property, and to the newly built cart shed with a built-in workshop or home office.

Entrance door to:

#### RECEPTION HALL

23' 5" x 17' 5" Max (7.14m x 5.31m) Flooded with natural light, the fully vaulted ceiling is adorned with exposed timber beams, and high level windows to front. An entertainer's dream, this extra reception space is set under the galleried landing, with exposed brick work, and Travertine tiled flooring. Continuing with a radiator, double glazed window to front x2, thermostat heating control, stairs to first floor galleried landing, built-in cloaks storage cupboard, smooth vaulted ceiling with exposed timber beams, opening to inner hall, doors to:

#### SITTING ROOM

22' 1" x 19' 8" Max (6.73m x 5.99m) A sizeable dual aspect room centred around the cast iron multi-fuel burner with tiled hearth and timber beam, fitted carpet, radiator x2, double glazed window to front, double glazed window to side x3, television and telephone points, smooth ceiling with recessed spotlights.







### GARDEN ROOM

26' 9" x 10' Max (8.15m x 3.05m) Flowing seamlessly from the reception hall bi-folding doors and finished with Travertine tiled flooring, this sizeable room offers space for dining and soft furnishings. With exposed brick work and a light and bright interior you will find a radiator, double glazed window to rear, velux window to rear x2, double glazed French doors to rear, smooth vaulted ceiling with exposed timber beams, door to:

### BOOT ROOM

10' 9" x 10' 1" Max (3.28m x 3.07m) A useful and versatile room finished with a fitted range of bespoke solid oak Kestrel made base level units with solid wood work surfaces and inset ceramic butler sink with mixer tap, space for washing machine and tumble dryer, flagstone flooring, radiator, ceiling hung Kitchen Maid for drying, double glazed window to side, stable door to side, smooth vaulted ceiling with exposed timber beams.

### KITCHEN/BREAKFAST ROOM

22' 1" x 11' 10" Max (6.73m x 3.61m) Open plan to the utility room and snug, the kitchen is well fitted, and offers ample space for dining and soft furnishings. The kitchen offers a fitted range of wall and base level units with Corian work surfaces, tiled splash backs, central island with black granite surface, space for gas fired AGA, terracotta tiled flooring, radiator, double glazed window to side, built-in pantry cupboard, smooth ceiling with recessed spotlights, door to utility room, opening to:

### SNUG

12' 7" x 9' 11" (3.84m x 3.02m) Tiled flooring, radiator, double glazed window to rear, velux window to rear, smooth vaulted ceiling with exposed timber beams.

### UTILITY ROOM

9' 11" x 9' 10" Max (3.02m x 3m) Having been re-modelled to encompass bespoke Oak windows and doors to flood the room with light, the room includes a fitted range of wall and base level units with granite work surfaces and inset one and a half bowl stainless steel sink and drainer unit with mixer tap, matching up-stands, inset electric ceramic induction hob, built-in eye level electric oven, integrated dishwasher, space for American style fridge/freezer, tiled flooring, double glazed French doors to rear, cupboard housing wall mounted gas fired central heating boiler, smooth vaulted ceiling with exposed timber beams and recessed spotlights, part glazed roof, cupboard space for freezer and microwave.

### INNER HALL

Travertine tiled flooring, radiator, smooth ceiling with recessed spotlights, doors to:

### SHOWER ROOM

Three piece suite comprising low level W.C, hand wash basin set within vanity unit with storage under and mixer tap over, shower cubicle with thermostatically controlled shower, tiled walls, wood flooring, heated towel rail, double glazed window to front, smooth ceiling with recessed spotlights.

### BEDROOM/STUDY

11' 1" x 9' 10" (3.38m x 3m) Fitted carpet, double glazed window to front, smooth ceiling.

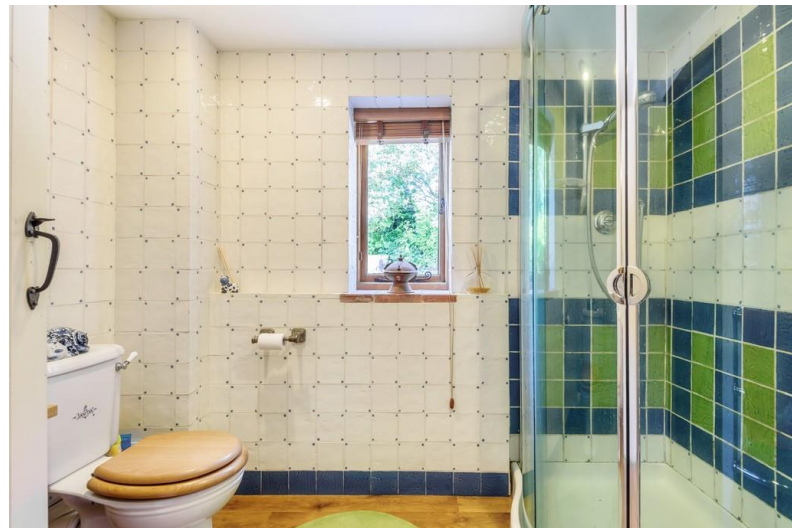
### STAIRS TO FIRST FLOOR GALLERIED LANDING

A fantastic study or reading space with access to the main bedrooms, the landing is flooded with natural light, and set under timber beams and exposed brick work. Fitted carpet, radiator, double glazed window to front x3, thermostat heating control, built-in double storage cupboard, built-in double airing cupboard, smooth vaulted ceiling with exposed timber beams and loft access hatch, doors to:









#### **FAMILY BATHROOM**

Three piece suite comprising low level W.C, pedestal hand wash basin, panelled bath with mixer shower tap, tiled splash backs, shaver point, tiled effect flooring, radiator, double glazed window to front, smooth ceiling with exposed timber beams.

#### **DOUBLE BEDROOM**

11' 2" x 9' 8" Max (3.4m x 2.95m) Fitted carpet, radiator, double glazed window to front, built-in double wardrobe, smooth ceiling with exposed timber beams.

#### **DOUBLE BEDROOM**

11' 1" x 9' 11" Max (3.38m x 3.02m) Fitted carpet, radiator, double glazed window to side, built-in double wardrobe, smooth ceiling with exposed timber beams.

#### **DOUBLE BEDROOM**

10' 9" x 9' (3.28m x 2.74m) Fitted carpet, radiator, double glazed window to rear, built-in double wardrobe, smooth ceiling with exposed timber beams.

#### **DRESSING ROOM**

8' 2" x 8' (2.49m x 2.44m) Fitted carpet, radiator, smooth ceiling with exposed timber beams, doors to:

#### **EN SUITE**

Three piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under, shaped panelled bath with mixer tap, tiled splash backs, fitted carpet, radiator, double glazed window to side, smooth ceiling with recessed spotlights.

#### **DOUBLE BEDROOM**

19' 9" x 13' 7" Max (6.02m x 4.14m) Fitted carpet, radiator, double glazed window to front x2, smooth ceiling with exposed timber beams.

#### **OUTSIDE**

Sitting centrally within the plot, the shingle driveway can be found to the front and side, with a gate leading to the walled gardens. With French doors from the dining room, the garden is landscaped and offers a central lawn, patio space and a wealth of mature planting. The usual amenities of outside power and water are installed, along with feature lighting to enhance the dusk setting of the garden. The covered seating area forms part of an original cart shed, with power and lighting installed, along with a feature pond. A lean-to shed offers ample storage.

#### **CART SHED (Front Driveway)**

18' 5" x 8' 9" (5.61m x 2.67m) Providing open fronted parking with feature oak beams to front and PIR security sensors.

#### **HOME OFFICE**

14' 1" x 11' 2" (4.29m x 3.4m) Solid oak double glazed French doors to front, door to rear, oak double glazed window to side, power and lighting installed with usb charging.

#### **STORAGE SHED/WORKSHOP (Rear Garden)**

17' 6" x 6' 3" Max (5.33m x 1.91m) Providing covered storage, lighting and the pond filtration system.

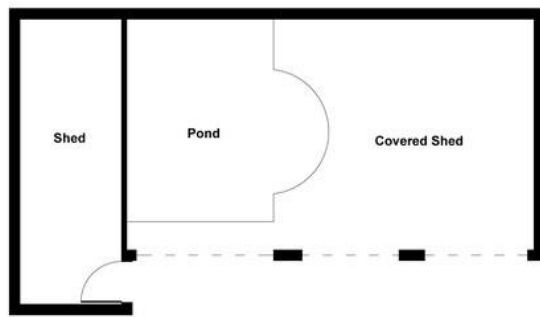
#### **COVERED SEATING AREA (Rear Garden)**

28' 10" x 14' 2" Max (8.79m x 4.32m) With a decked seating area, vaulted ceiling with exposed timber beams, power and lighting, with a feature pond.

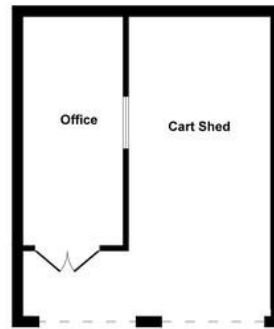




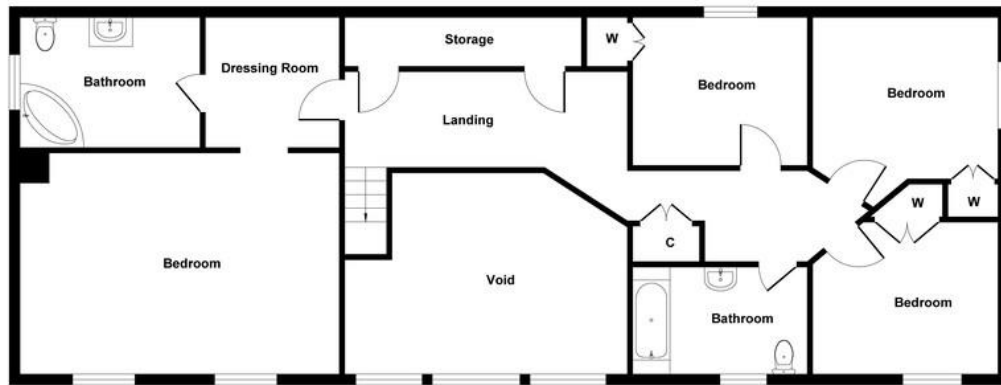




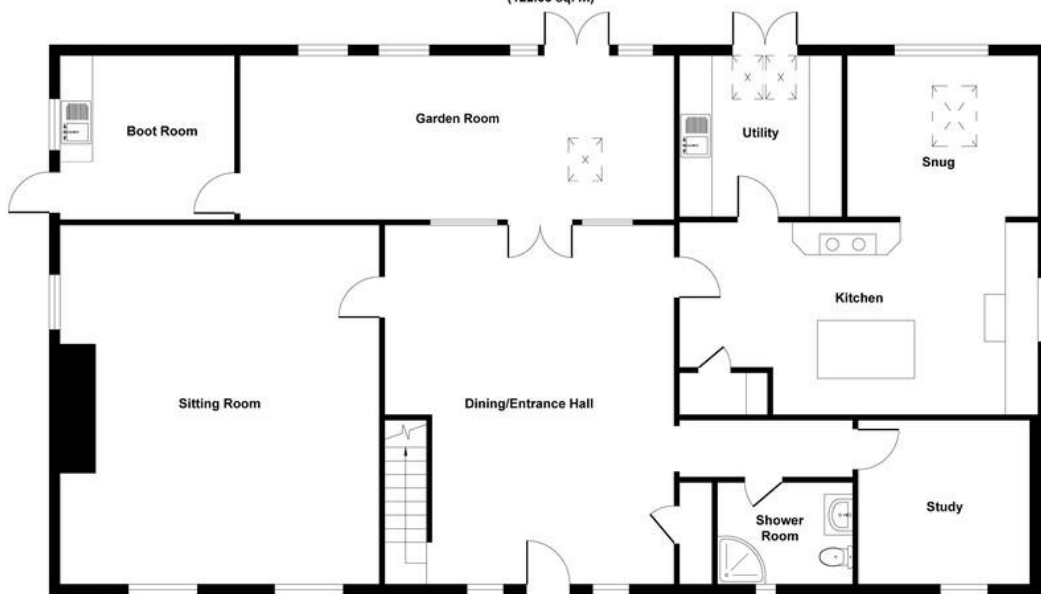
Outbuilding



Outbuilding



First Floor  
Approximate Floor Area  
1320 sq. ft  
(122.63 sq. m)



Ground Floor  
Approximate Floor Area  
1958 sq. ft  
(181.90 sq. m)



**Approx. Gross Internal Floor Area 3278 sq. ft / 304.53 sq. m**

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

**Centralised Hub:**

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