



Stone Barn
Mount Pleasant | Rockland All Saints | Norfolk | NR17 1XQ

GOING UP IN THE WORLD



“What was once a humble agricultural building is today a magnificent family home in a superb setting, with a roof terrace offering far-reaching views.

It’s been a very personal project for the owners who have been here almost 20 years, raising their family at the barn and making many great memories along the way. Coming to the market for the first time, this is your chance to make this incredible home your own, enjoying all that this lifestyle has to offer.”



KEY FEATURES

- A Detached Barn Conversion with a One Bed Annexe above the Double Garage
- Main House has Five Bedrooms; Three Bath/Shower Rooms
- Dressing Room and Large Balcony
- Two Reception Rooms plus Garden Room, Games Room and Study
- Kitchen with Separate Utility/Boot Room and WC
- Character includes Brick and Flint Exposed Walls, Exposed Beams and an Inglenook Fireplace
- Double Garage with One Bed Annexe Above
- The Grounds extend to approaching 1 acre and include a Jettied Pond and a Summerhouse
- The Accommodation extends to 5,153sq.ft and includes the Garage and Annexe
- Energy Rating: C

Secluded but not isolated, showcasing traditional materials and craftsmanship but benefitting from modern touches, set in nearly an acre of gardens just a short distance from several towns, this puts a big tick in every box. The sheer scale of it makes it perfect as a family home and ideal for people who love entertaining – you can host a crowd in comfort here!

A Labour Of Love

The owners of this spectacular home had driven by the building many times over the years and snapped up the barn when it became available. Over the coming months, they worked hard to create their dream home and have been very happy here ever since. Now, as their children fly the nest, they have decided it's time to downsize. Whilst it will be a wrench for them to leave, it does mean that this highly desirable home could now be yours. The handsome exterior of brick, flint and black weatherboarding is true to the building's heritage, while inside the character continues, with wonderful oak timbers, exposed brick and flint walls, pamment tiled floors and an inglenook fireplace. Coupled with this you'll find large, open-plan rooms with a comfortable flow between them, full height spaces and more intimate areas alike.

Something To Suit Every Occasion

You enter into a hall that gives little hint of what's to come. Straight ahead is a useful study where you can tuck yourself away. Turn left and you'll be wowed by the centre of the barn – a very large garden room with a feature rooflight and wall of bifold doors opening onto the garden. The owners love entertaining in here and find it to be the real heart of the home.





KEY FEATURES

There's even a small bar area, perfect for parties. The garden room is open to an equally impressive sitting room with a central full-height section showcasing the structure of this beautiful building. The kitchen also leads off the garden room, finished in a classic farmhouse style with handcrafted doors of solid wood. There's plenty of room in the kitchen for a breakfast table, in addition to the neighbouring formal dining room, where the owners have celebrated Sunday roast and family Christmas dinners. A useful boot room leads off the kitchen to the other side and there's a cloakroom at each end of the barn on the ground floor too. Completing the accommodation is a large games room that would be perfect for teens or as a playroom for younger children. Both the games room and dining room have double doors onto the garden, so again, you can open the barn right up in summer.

Explore Upstairs

There's plenty more to see – we're not even close to being done! Upstairs, there are four really good double bedrooms. The master has a dressing room and large en-suite, the second bedroom has an ensuite and the other two bedrooms share a stunning bathroom with a feature rolltop bath and a separate shower room. All four bedrooms are set apart, offering a great deal of privacy. The highlight up here is the large south-facing balcony – more of a roof terrace – set over the garden room around the rooflight. Sitting out here, you have a lovely view of the garden looking out over the wildlife pond. Which brings us nicely onto the gardens...

Home And Away

The barn sits in approaching an acre of grounds, home to lots of wildlife. There's a little jetty over the pond, so you can sit and dangle your feet in the water on a hot day, or kids can mess about in a little boat or swim. The summerhouse here is perfect for entertaining in the warmer months too. To one side of the house, there's a walled garden where the owner has laid footings, perhaps for a swimming pool or an annexe. The garage has an annexe or studio over, which again adds further flexibility. Once you're here in the barn and gardens, you won't want to leave, but when you do, you can walk to the local pub, explore the many footpaths, head to the local stables and go horse-riding or go fishing in the nearby lakes. There's so much to do in this area. You're also close to the towns of Watton, Thetford and Attleborough, as well as just a ten-minute drive from the A11, so it's surprisingly easy to get out and about.





























ANNEXE ABOVE
THE GARAGE



INFORMATION



On The Doorstep

Rockland All Saints is 4 miles from the thriving market town of Attleborough which offers a large range of amenities including a Sainsbury supermarket, restaurants, high street shops, banks, sporting clubs, churches and surgeries. The A11 which bypasses Attleborough is also the main trunk road into and out of the county with both Norwich and Cambridge within striking distance.

How Far Is It To?

The cathedral city of Norwich can be found to the east with its main line rail link to London Liverpool Street and its international airport. The Chapelfield development incorporating Chantry Place has transformed Norwich's shopping district into one of the largest retail centres in the country. The world-renowned Norfolk Broads can be found to the north east with its many waterways and array of wildlife. The North Norfolk coast with its quaint villages and sandy beaches is approximately one hours drive whilst Thetford Forest with its bike and nature trails can be found closer to home to the south of Hingham.

Directions

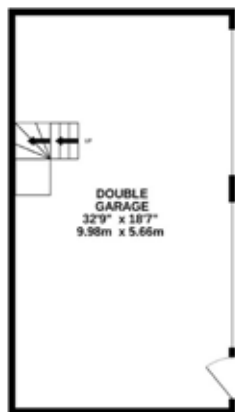
Leave Norwich on the A11 Newmarket Road. At Round House roundabout take the 2nd exit and stay on the A11 heading south towards Thetford and London. At the next roundabout take the 2nd exit onto Hethersett bypass/A11 and continue to follow the A11. At the roundabout take the 3rd exit and continue onto Wroo Road and then turn left onto Swangey Lane. Turn left onto Mount Pleasant and Stone Barn will be found on the left clearly signposted with a Fine and Country For Sale Board.

Services, District Council and Tenure

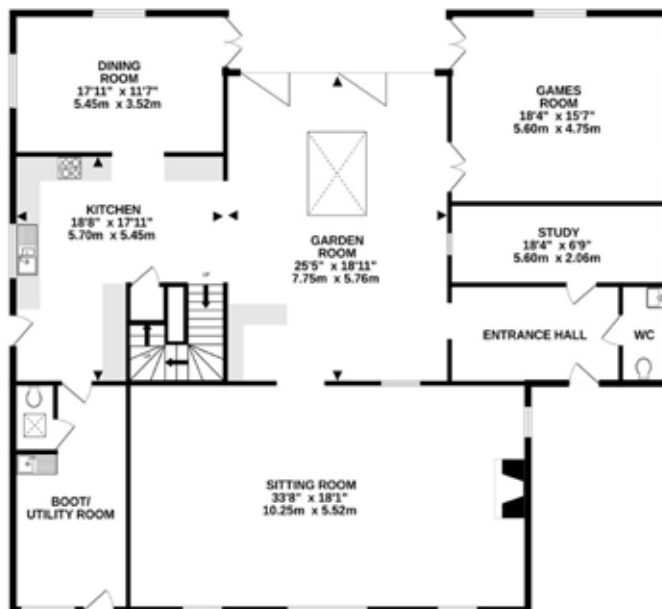
Oil Central Heating, Underfloor and Radiators
Mains Water and Private Drainage via Treatment Plant
Breckland District Council – Council Tax Band - Barn G - Annexe A
Freehold



ANNEXE (OVER GARAGE)
508 sq.ft. (47.0 sq.m.) approx.



GARAGE
608 sq.ft. (56.3 sq.m.) approx.

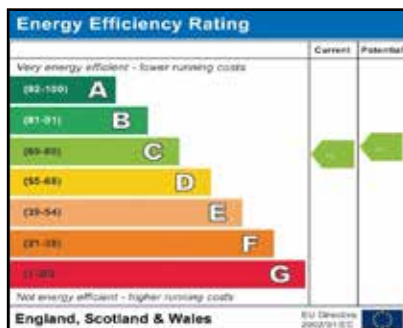


GROUND FLOOR
2971 sq.ft. (275.3 sq.m.) approx.



1ST FLOOR
1868 sq.ft. (173.9 sq.m.) approx.

ANNEXE EPC

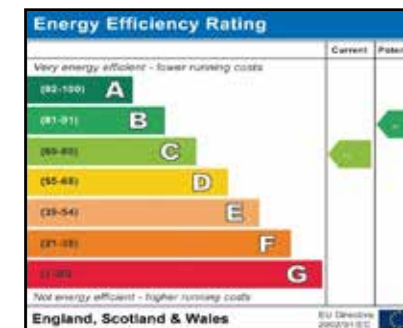


FLOOR AREA - HOUSE (EXCLUDING GARAGE) : 4039 sq. ft. (375.2 sq. m.) approx.
TOTAL FLOOR AREA : 5153 sq.ft. (478.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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BARN EPC





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Fine & Country Norwich
12-14 Queen Street, Norwich, Norfolk, NR2 4SQ
01603 221888 | norwich@fineandcountry.com

