



Star House
Star Lane | Rockland St. Mary | Norfolk | NR14 7BX

REACH FOR THE STARS



“Who says you can’t have it all?

If you’re looking for a family home within easy reach of the city
but tucked away in the countryside, walking distance from amenities.

Totally private, sitting in generous gardens with plenty of wildlife but not too much maintenance,
blending authentic character with contemporary comforts, this is it!

A rare gem, there’s plenty to explore here, both inside and out, so book your viewing and see for yourself.”



KEY FEATURES

- A Beautiful Detached Period Property situated in a Superb Location in the Village of Rockland St. Mary
- Four Bedrooms; Two Bathrooms
- The Principal Bedroom benefits from an En-Suite
- Kitchen/Breakfast Room with Pantry, Separate Utility and WC
- Three Reception Rooms and a Study
- The Grounds extend to around 0.8 of an acre (stms) and include Raised Vegetable Beds, Fruit Trees and a Composting Area
- Garden Office, Wendy House and Brick and Glass Greenhouse
- Double Garage and Plenty of Parking with EV Charging
- The Accommodation extends to 2,798sq.ft
- Energy Rating: D

This period property feels so warm and welcoming, with spacious, bright accommodation and a semi-open feel in parts, a great connection between the inside and outside space and glorious lovingly landscaped gardens around. It's been a much-loved home to the current owners who raised their children here and now welcome their grandchildren – a happy family home with real heart.

Making Memories

The house probably started life as two cottages, dating from around 1760. The rear extension was added about 100 years later. For many years, this was a pub, known as The Star Inn and older villagers call it the Old Star. In the 1970s it was converted into a residential house and has also been a Dame School. The current owners bought the house in 1988. At the time it was rather ramshackle, but they have used their eye for design and their creative instincts to turn an old pub into a comfortable family home with beautifully designed gardens. It's been a place that the owners have found very relaxing, but has also lent itself to social occasions, with open gardens, village teas, charity fundraisers and writing workshops, in addition to family gatherings, birthday parties, Christmas dinners and even a 95th birthday celebration.

Something Very Special

During their time here, the owners have installed a new staircase, reconfigured the bedrooms, rebuilt the rear extension with underfloor heating and superior insulation, fitted bifold doors and plenty more besides, all whilst keeping true to the original character of their home. Where possible they have reused or reclaimed materials, and there are lovely little touches, such as old bricks from the village brickworks with a cat's pawprints that must have been trodden in while the bricks dried! Where there was once a ring of holes in the wall around a dart board, today there's an impressive and comfortable dining room. Over in the main sitting room, the three windows facing the garden function as art, framing views over planting deliberately planned for this outlook, particularly the gravel garden with its replica terracotta oil jar water feature from The Italian Terrace in Bury St. Edmonds.





KEY FEATURES

After dark, the focus changes to the mirror fitted over the woodburner that bounces the light around the room. The owners really have used their design knowledge to best effect throughout the house and the attention to detail is remarkable.

Practical And Pretty

The bespoke kitchen is from Kestrel Kitchens, with lighting from Norwich Architectural Lighting using Bruck fittings. Switch on the peninsular light and watch the cooking area burst into colour, while diners eat at the other end of the room. When you fancy hosting a larger party, you'll find the double doors to the dining room have fully returned hinges, echoing the bifold doors opposite, so guests can flow through the inside and outside space with ease. The large music room sits at the heart of the ground floor and has a wide-open fireplace (beautiful on cold winter days and at Christmas), with access to the study, sitting room, dining room, kitchen breakfast room and garden. Head upstairs and you'll find four good size bedrooms. The principal has an en-suite and a whole wall of bespoke wardrobes, while the other three bedrooms consists of two doubles and a single with built-in storage and share the family bathroom. The single benefits from a wash basin within the room. Through much of the house, the windows have been fitted with Pilkington K double glazing to keep the house cool in summer and warm in winter.

Sunny And Secluded

Outside, the attention to detail and sense of quality continues. Bruce Monroe copper sconces, a gift made specifically for the owners, welcome visitors to the front and rear of the house at night. One of the owners is a writer and built a Writing House in the garden around 20 years ago. She carefully considered the positioning, to capture the best view from her desk. Try it for yourself – you'll see it's inspiring if distracting! The other owner enjoyed many years of motorcycling and has embraced the opportunities offered by the garage and workshop space. The garden also benefits from a sweet little Wendy house (one of the owners' daughters had a sleepover in here for her birthday one year), brick and glass greenhouse, raised vegetable beds, fruit trees, potting sheds and a dedicated, three-section composting area – sure to prove a hit with any keen gardener. The huge specimen liquidambar tree is like fire in the autumn, and while the trees offer shade in summer, as the leaves fall you can see far across the fields around. There are also sunny seating areas dotted around to take advantage of the light throughout the day, with the perfect spot for morning coffee outside the back door. It's incredibly quiet and peaceful out here, but you're never quite alone as there's lots of wildlife to keep you company, from Norfolk Hawker dragonflies to the odd swallowtail butterfly from nearby Wheatfen nature reserve.





































INFORMATION



On The Doorstep

The tranquility here belies the convenience of the location, with the village just a seven-minute walk from the house. There's a church, Post Office and shop, GP surgery, two village halls and the primary school. The owners' children were able to walk themselves to school from an early age, down the traffic-free path. Teenagers can hop on a bus into Norwich to meet up with friends, and the dedicated school bus runs to the local high school, so parents don't need to be on taxi duty.

How Far Is It To?

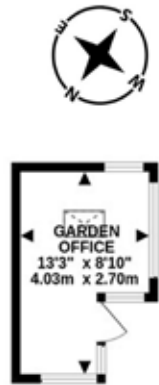
Rockland St. Mary is situated just five miles from the city of Norwich with easy access to the A47 Southern Bypass which provides connection with the A11 and A140, the two main routes exiting Norfolk. Norwich enjoys a thriving business community and retail centre together with many different cultural and leisure facilities to suit most needs. There is also a main line rail link to London Liverpool Street as well as an International Airport.

Directions

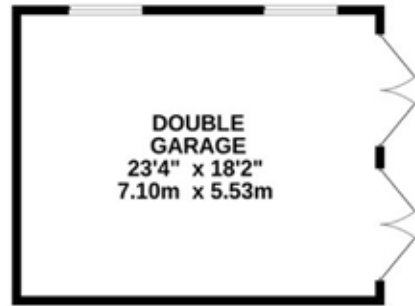
Proceed out of Norwich on the A146 Beccles road. Shortly after proceeding under the A47 southern bypass take the next left exit, Kirby Road, signposted to Bramerton, Surlingham and Rockland St Mary. Turn right onto The Street and continue onto Rockland Road. Continue into Bramerton Lane and, at the triangle, turn right into Run Lane. Follow the road to the bend and then turn left onto Star Lane and the property will be on your right hand side.

Services, District Council and Tenure

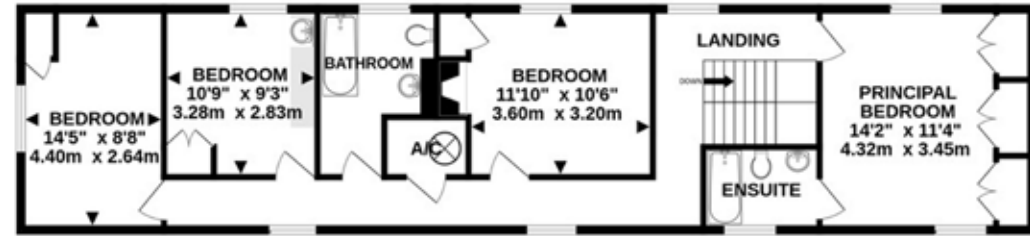
Gas Central Heating, Mains Water, Private Drainage via Septic Tank
Solar Panels and Batteries
Fibre Broadband Available - vendor uses BT
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
South Norfolk District Council - Council Tax Band F
Freehold



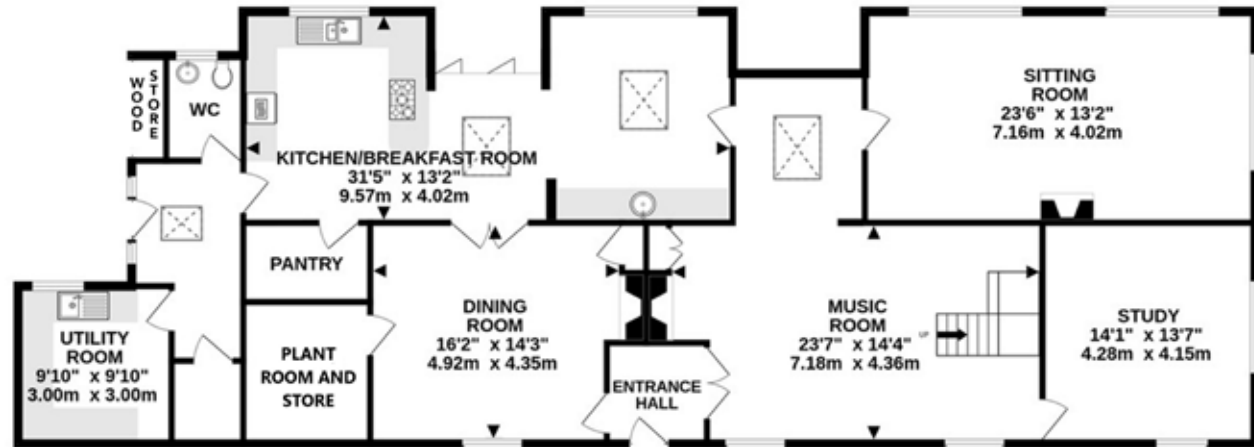
OFFICE
100 sq.ft. (9.3 sq.m.) approx.



GARAGE
423 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR
886 sq.ft. (81.7 sq.m.) approx.



GROUND FLOOR
1502 sq.ft. (137.6 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING OUTBUILDINGS) : 2798 sq.ft. (269.9 sq.m.) approx.
TOTAL FLOOR AREA : 3321 sq.ft. (308.5 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs			
(94-100)	A		
(81-93)	B		85
(69-80)	C		
(55-68)	D	51	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcrea.com			

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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