



INTRODUCING

Lark House

Rockland St. Peter, Norfolk

SOWERBYS



THE STORY OF

Lark House

Bell Road, Rockland St. Peter, Attleborough, Norfolk
NR17 1UL

Over 3,000 Sq. Ft. of Versatile
Internal Accommodation

Four Generous Double Bedrooms,
Three with En-Suite Facilities

Flexible Fifth Bedroom Ideal as
a Study or Guest Room

Open-Plan Kitchen and Dining Space
with Far-Reaching Field Views

Three Well-Proportioned Reception Rooms

Approximately One Third of an Acre Plot

Mature Gardens Backing onto Open Countryside

Single Garage, Double Cart Lodge
and Barn/Workshop

Village Amenities Close at Hand
with Easy Access to All

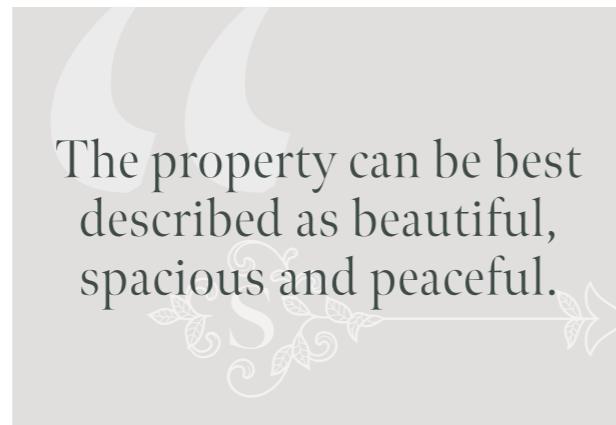
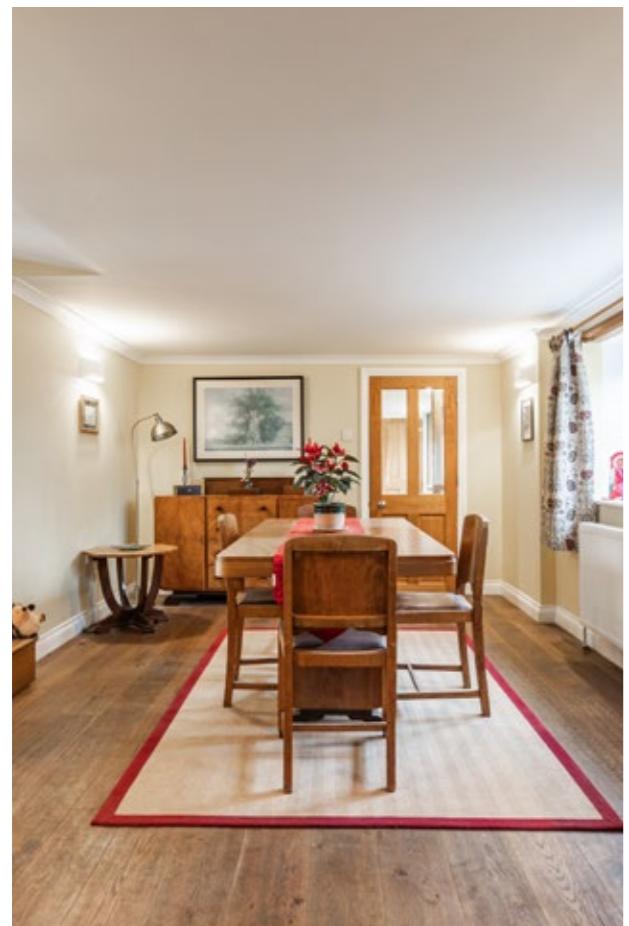




Lark House is a substantial and highly versatile village home, offering generous accommodation, attractive countryside views and a practical layout well suited to modern family living. Set on a plot of approximately one third of an acre within the south Norfolk village of Rockland St Peter, the property combines space, flexibility and everyday convenience, with excellent access to local amenities and the A11. The house further benefits from five solar panels positioned to the rear, contributing to improved energy efficiency and reduced running costs.

Extending to over 3,000 sq. ft. of internal accommodation, the house has been carefully arranged to balance open-plan living with more traditional reception spaces. At its centre is a well-proportioned open-plan kitchen and dining room, positioned to enjoy views across the mature rear garden and the open fields beyond. This is a bright, sociable room that works equally well for day-to-day family life and for entertaining, with a strong visual connection to the garden and rural backdrop. A separate utility room sits conveniently off the kitchen, providing practical laundry and storage space, while a downstairs WC adds further everyday convenience for family living and guests.

Complementing the kitchen-diner are three separate reception rooms, providing a high degree of flexibility. These include a generous sitting room featuring a large inglenook fireplace with a wood-burning stove, creating a warm and characterful focal point. The remaining reception rooms can be used as a family room, formal dining room or home offices, allowing the layout to adapt easily to changing needs. In addition, a large garden room further enhances the accommodation, offering an excellent connection to the rear garden and countryside beyond and providing a versatile space suitable for relaxing, entertaining or home working throughout the year.





The bedroom accommodation is equally well considered. Four of the bedrooms are comfortable double rooms, three of which benefit from en-suite facilities, making them ideal for family members or visiting guests who value privacy and independence. A fifth bedroom adds further versatility and could be used as a study, nursery or additional guest room if required. The arrangement supports both busy family routines and more private, flexible living, including the potential for multi-generational use.

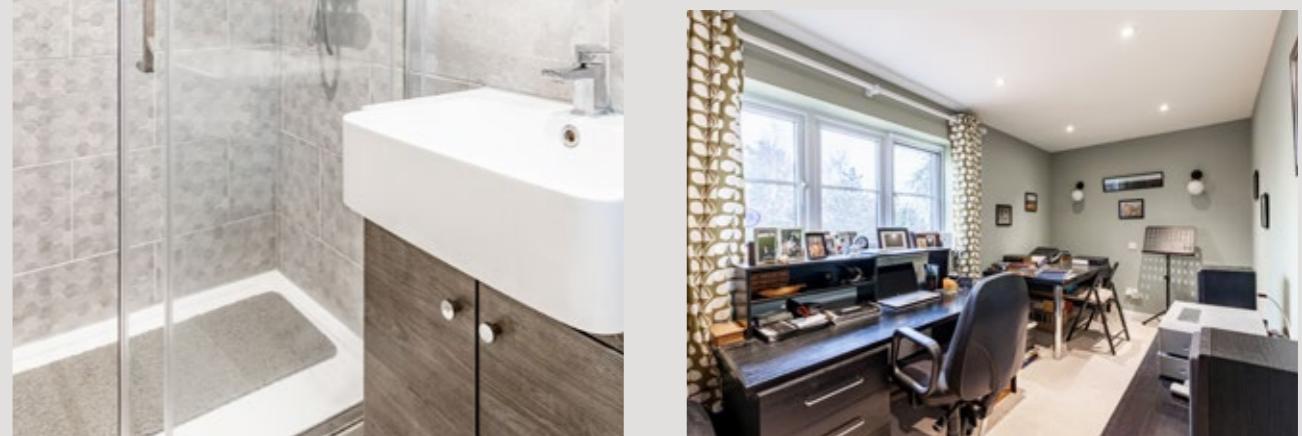
Outside, the property continues to impress. The rear garden is mature and well established, offering a good degree of privacy while backing directly onto open fields. The outlook is distinctly rural and provides an attractive setting for outdoor dining, children's play or simply enjoying the changing seasons. The size of the plot allows for practical use without feeling overwhelming, striking a balance between manageable gardens and generous outdoor space.

To the front and side of the house, there is ample off-road parking, complemented by a double cart lodge and an additional workshop. These outbuildings add significant practical value, offering storage, workspace or hobby areas, and will appeal to buyers requiring flexibility beyond the main house.

Rockland St Peter is a well-regarded south Norfolk village with a strong sense of community. The property lies close to Rock All Saints Primary School, a village shop with post office and a local public house, making day-to-day life both convenient and sociable. Road links are also a key advantage, with easy access to the A11 providing connections to Norwich and the wider region.



Lark House represents an excellent opportunity to acquire a spacious and adaptable village home, combining generous accommodation, rural views and a well-connected location, ideal for families or those seeking space to live and work with ease.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Rockland St. Peter

HISTORIC CHARM, RURAL PEACE,
AND MODERN LIVING

Rockland St Peter is a small village in Norfolk. It is part of the Breckland district and is located approximately 15 miles southwest of the city of Norwich. The village has a rural character and features a mix of historical and modern housing, with a few key historical structures including St Peter's Church, which dates back to the medieval period.

Approximately 4.4 miles away is the market town of Attleborough. The town has a range of amenities including four schools, a town hall, shops, coffee shops, bars, restaurants, takeaway restaurants and a doctors. If you are looking for attractions nearby you will find Banham Zoo, Melsop Farm Park, Hulabaloos and Combat Paintball and every Thursday you will find the local market, which was established in the town as far back as 1226.

Watton is located approximately 7 miles from Rockland St. Peter which has a post office, supermarket, chemist, infant, junior and secondary schools, health clinic, medical practice and dental surgery. There is a weekly market with lots to offer. For golf enthusiasts, Richmond Park Golf Club has an 18-hole course, driving range and practice green. Furthermore, there is a sports centre which offers a fitness suite, all weather courts, badminton, squash and snooker facilities. Watton is surrounded by beautiful Norfolk countryside and woodlands including Thetford Forest and Wayland Wood.



Note from the Vendor



“One of the great pleasures of living here has been the overall tranquillity the property provides.”



SERVICES CONNECTED

Mains water, drainage and electricity. Oil fired central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

C. Ref:-0310-2576-5420-2806-2085

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: //artichoke.wages.perfumes

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SOWERBYS

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