



(Hood) Scoulton Road, Rockland St. Peter

In Excess of £700,000

# (Hood) Scoulton Road

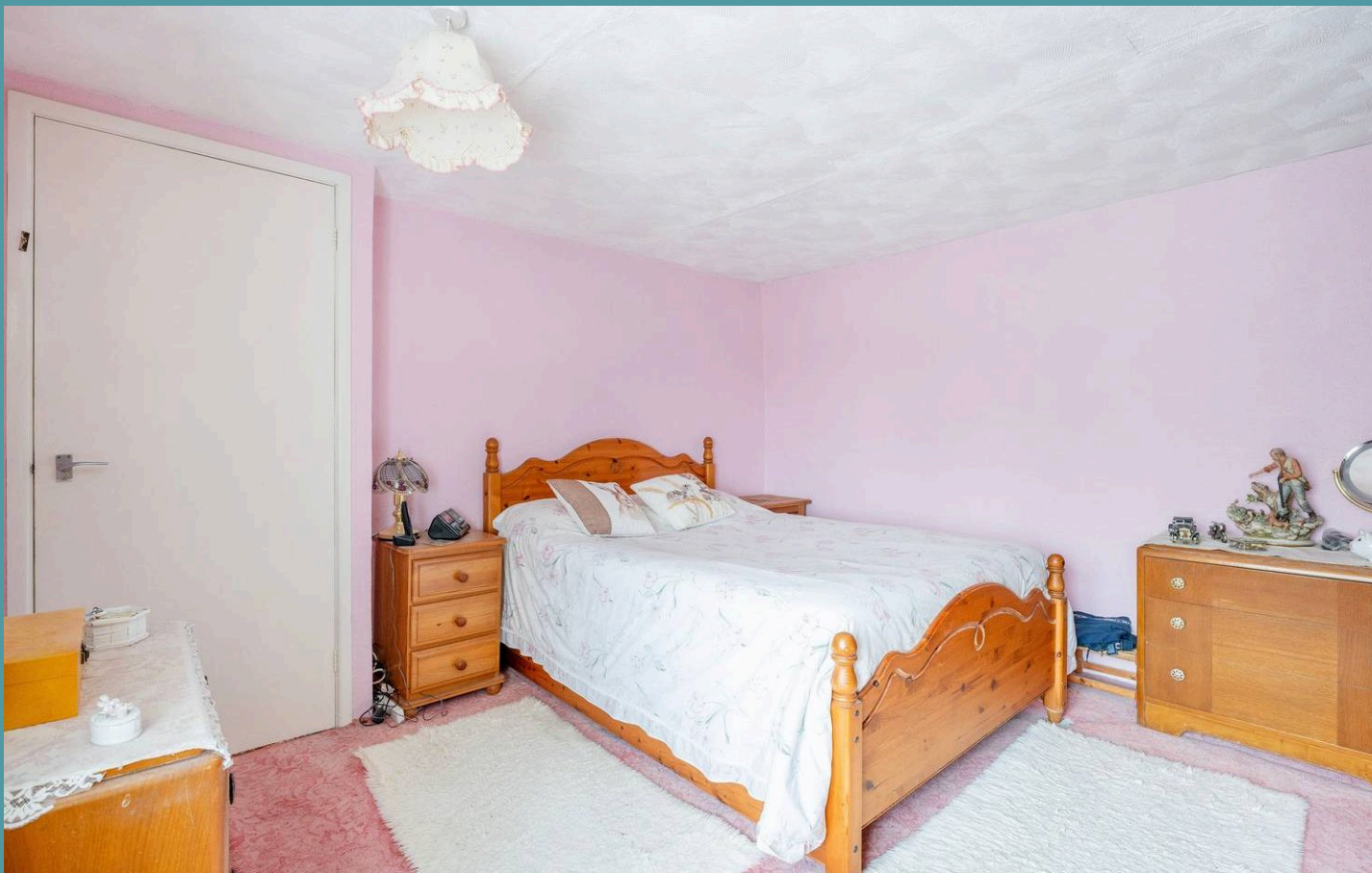
Rockland St. Peter, Attleborough

This charming 1800's cottage presents a unique opportunity to acquire an expansive plot of 3 acres (stms). Enveloped in the sprawling Norfolk countryside, this detached house ensures a serene and peaceful setting, whilst still connected to surrounding villages and towns. The addition of unoccupied barns, pig sheds and kennels, each offers significant potential for development and expansion. Don't miss the chance to acquire this remarkable residence and experience all it has to offer.

## LOCATION

Rockland St. Peter is a small rural village located in the county of Norfolk, England, in the East of England region. It lies in close proximity to several neighbouring areas, making it a strategically placed location. To the west, the village is near Rockland All Saints, another small village that shares a similar rural character. Great Ellingham, located to the north, is a larger village offering a greater variety of local amenities and services. To the southeast, Attleborough, a market town, provides more urban facilities, including shops, schools, and transport connections. The proximity of Rockland St. Peter to these villages and towns makes it an attractive place for those who appreciate a tranquil rural setting but also want easy access to the conveniences of nearby communities.



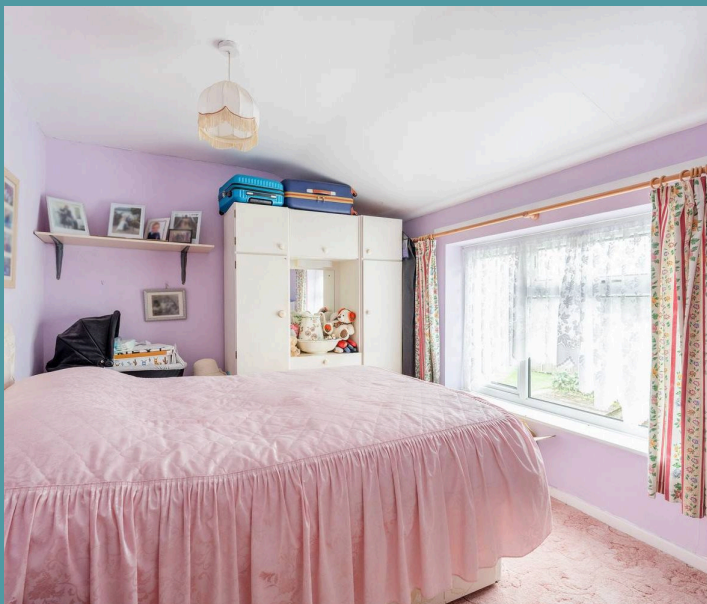


## (Hood) Scoulton Road

Rockland St. Peter, Attleborough

Welcome into this 1800's cottage, where you'll immediately notice the harmonious blend of traditional charm and modern comforts. Two reception rooms are positioned at the front of the home, perfect for unwinding with loved ones or entertaining guests. One of which is accentuated by a charming wood burner, creating a warm and cosy ambiance. The kitchen is ready for your own personalisation, currently fitted with units and a cooker, to be able to cook your favourite meals. Complemented by a functional utility room and a boot room, for additional storage space.

The accommodation comprises four bedrooms, each thoughtfully designed to offer relaxation and privacy. The bathroom can be found on the ground floor, featuring a modern four-piece suite, adding a touch of convenience to every-day routines.



Outside you'll discover an exterior that offers endless possibilities for outdoor activities and enjoyment, extending to 3 acres (stms).The unoccupied barns, pig sheds, and kennels provide ample storage options or the potential for conversion (stpp), adding further value to this already exceptional property. Whether you are a garden enthusiast or enjoy the countryside lifestyle, the generous plot of land allows for gardening, recreation, or even the opportunity for future development and expansion.



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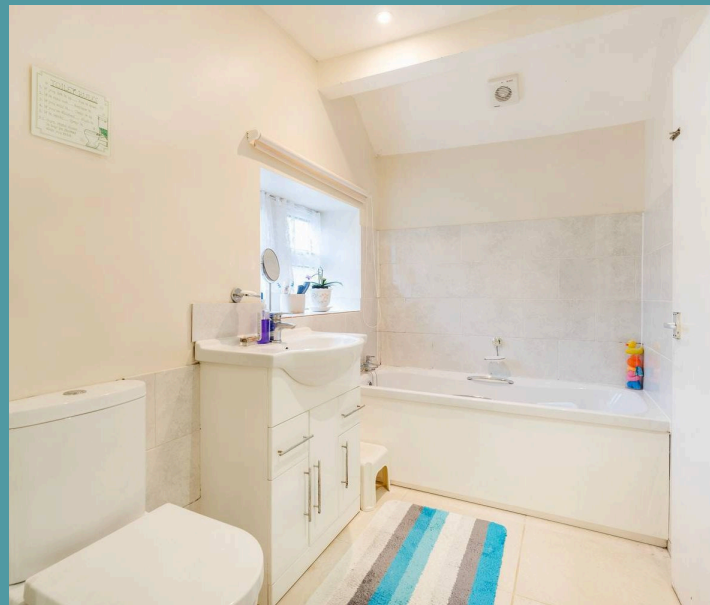
### AGENTS NOTES

We understand that this property is freehold.

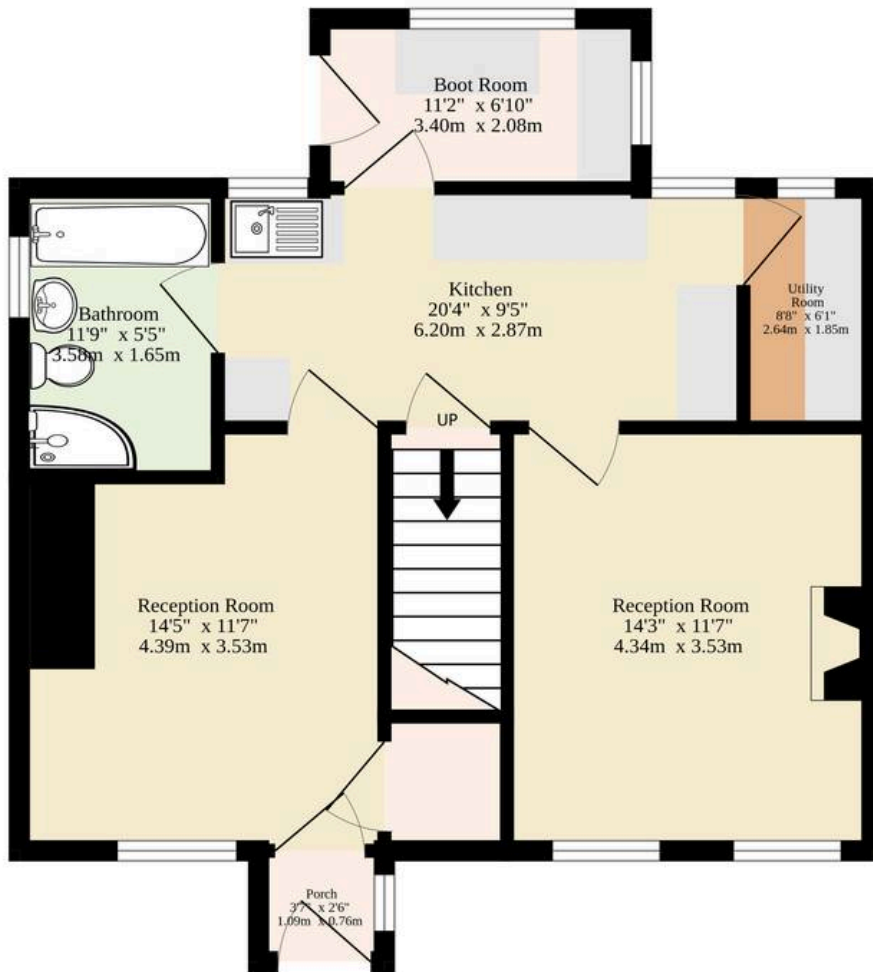
Connected to mains water, electricity and a septic tank.

Council Tax Band: C

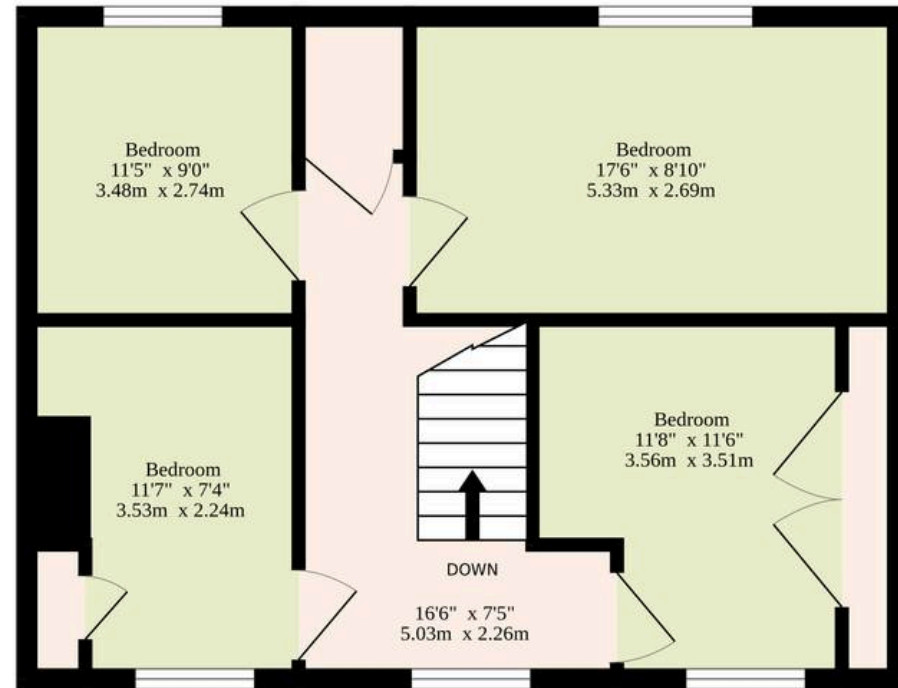
- Charming 1800's cottage in the village of Rockland St. Peter
- Unique opportunity to acquire an expansive plot of 3 acres (stms), with the potential to develop and expand
- Enveloped in the sprawling Norfolk countryside ensuring a serene and peaceful setting
- Two comfortable reception rooms, one accentuated by a wood burner
- Kitchen complemented by a functional utility room & a boot room
- Four bedrooms & a ground floor family bathroom, with a modern four piece suite
- Exterior offers endless possibilities for outdoor activities and enjoyment
- Unoccupied barns, pig sheds and kennels for storage options
- Short drive to Rockland All Saints, Great Ellingham & Attleborough, offering a wider range of amenities



**Ground Floor**  
723 sq.ft. (67.2 sq.m.) approx.



**1st Floor**  
598 sq.ft. (55.6 sq.m.) approx.



**TOTAL FLOOR AREA : 1323sq.ft. (122.9 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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