



Honey Pot Hall, annex and Riding School
Sandy Lane | Rockland All Saints | NR17 1XF
Offers In The Region Of
£1,250,000

twgaze

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This delightful four-bedroom country home is a serene retreat set in approx 17.8 acres, perfectly positioned in the picturesque countryside. With spacious interiors designed for family living, it also includes a self-contained two-bedroom annex, riding school, stabling, shop and car park.

- Four Bedroom family home with annex
- Riding school and stabling
- Car park for several vehicles
- Double garage
- 18 Acres
- Outbuilding for storage and shop
- Two bedroom self contained annex
- Oil fired central heating and double glazing

Full Description

The Location

Rocklands All Saints is a small village located in Norfolk, England. It's known for its rural charm and picturesque countryside. The area features beautiful landscapes, local wildlife, and a sense of community.

The Property

This stunning four-bedroom detached country home boasts picturesque views over the paddocks, providing a serene and idyllic setting. The main residence features an inviting entrance hall leading to a spacious sitting room and an open-plan kitchen/dining room, perfect for family gatherings. A convenient w.c and store room complete the ground floor.





On the first floor, you'll find a generous main bedroom with an ensuite bathroom, alongside three additional bedrooms and a family bathroom, ensuring plenty of space for family and guests.

The annex has been built to accommodate disabled living. It adds even more versatility to the property, with its own entrance hall, w.c, and store cupboard. The kitchen/dining room and separate sitting room offer comfortable living areas, while two bedrooms and a bathroom make it ideal for extended family or rental opportunities.

Additional highlights include double glazing and oil-fired central heating throughout, providing comfort and efficiency year-round. Off road parking can be found at the front of the property along with a double garage. This property perfectly combines country living with modern conveniences.

Eden Meadow Riding School

An exceptional equestrian facility offering a perfect blend of functionality and charm. This well-appointed property features open stabling for comfortable horse accommodation, a spacious hay store, and a versatile former shop/cafe, ideal for hosting events or providing refreshments. The dedicated schooling area ensures an optimal environment for training, while the expansive yard facilitates easy movement and care for your equine companions. With ample parking for several vehicles, this delightful riding school promises convenience and accessibility.

Outside

Nestled within a picturesque landscape, this expansive 17.8 (approx.) -acre estate features, lush grasslands, and secure fenced paddocks, ideal for equestrian enthusiasts or livestock. This remarkable land offers endless possibilities for outdoor recreation, landscaping, or simply enjoying the serenity of nature. An exceptional opportunity for those seeking a rural haven with the perfect blend of open space and natural beauty. The property features a spacious driveway that accommodates several cars, ensuring ample parking for residents and guests. The immediate garden is bordered by attractive post and rail fencing, providing a charming entrance and offering stunning views over the paddocks.

Agent Note

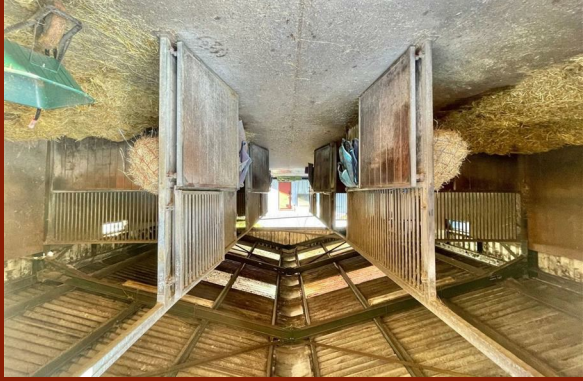
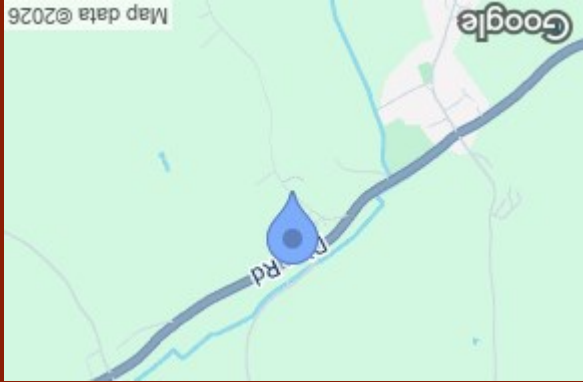
We have been informed there is an section 106 agreement to ensure that the annex and house remain linked to the commercial use of the riding school.

Service

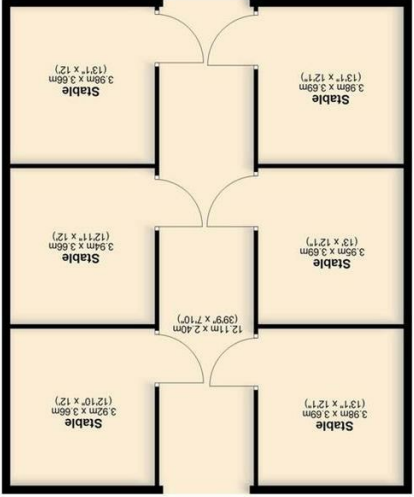
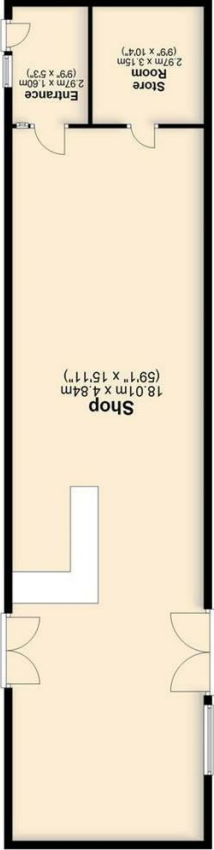
The electricity will need to be divided of from a neighboring property, mains water, main electricity oil fired central heating and sewage treatment plant.

How to get there-

What3words:///memeber.shutter.thrashed



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (91-95)	
B (81-90)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	



Total area: approx. 222.6 sq. metres (2396.1 sq. feet)

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