



## Apple Tree House Mill Lane, Rockland All Saints

Offers in excess of £625,000



# Apple Tree House Mill Lane

Rockland All Saints, Attleborough

Discover the essence of refined country living at Apple Tree House — a beautifully crafted family home that effortlessly blends timeless farmhouse charm with modern comforts. Proudly positioned within a rural setting, overlooking sweeping fields, this residence offers an exceptional lifestyle defined by space, comfort, and versatility. From the moment you arrive via the gated shingled driveways, the scene is set for what lies beyond. The heart of the home is a stunning, sociable kitchen that flows into expansive living areas designed for both everyday family life and entertaining. Four spacious double bedrooms, including a luxurious principal suite, provide the utmost comfort and privacy, with beautiful views. Outside, the landscaped gardens invite you to unwind among mature trees, winding paths, vegetable patches, and a pond — a true haven for garden enthusiasts. The converted garage adds further flexibility, perfect for a studio, workshop, or home office. Apple Tree House offers an extraordinary opportunity to live the life you've dreamed of, in a home that grows with you.







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Mill Lane is a charming rural lane set within the village of Rockland All Saints, part of the wider Rocklands parish in the heart of Norfolk's Breckland district. The village enjoys a strong sense of community and a peaceful countryside atmosphere, surrounded by open fields and farmland. Day-to-day essentials are catered for by a local village shop and post office, along with a friendly pub offering traditional fare. Families are well served by Rocklands Community Primary School, which is just a short distance from Mill Lane, while secondary schooling options can be found in nearby Attleborough and Watton.

Healthcare needs are met through local GP practices in Attleborough, which also offers dental surgeries and pharmacy services. For wider shopping, leisure, and professional services, the thriving market towns of Attleborough (approximately 5 miles to the east) and Watton (around 8 miles to the north) provide a comprehensive range of amenities.

Transport links are excellent for a rural setting: the nearby A11 offers direct road access to Norwich and Cambridge, while Attleborough railway station connects residents to Norwich, Cambridge, and London beyond. Regular bus services link Rockland All Saints to surrounding towns. Nature lovers and outdoor enthusiasts will appreciate being within easy reach of Thetford Forest, roughly 12 miles to the southwest, one of the UK's largest lowland forests, ideal for walking, cycling and wildlife spotting.





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As you turn into Mill Lane, the serenity of the countryside immediately envelops you. Before you even arrive at Apple Tree House, the rolling farmland views hint at the quiet, slower-paced lifestyle that this residence so effortlessly delivers. A pair of gated, shingled driveways frame either side of the home, providing ample, secure parking for multiple vehicles.

Stepping inside, a light-filled entrance hall greets you warmly. It's the kind of space that instantly makes you feel at home — the perfect arrival after a country walk or a busy day. Thoughtfully designed, it offers a practical cloakroom and an adjoining utility room — a refined space for coats, boots, and laundry, keeping the everyday organised.

The heart of the home lies in the stunning farmhouse-style kitchen, where traditional charm meets contemporary design. Navy cabinetry contrasts elegantly with premium worktops, while a central island and breakfast bar provide a casual yet chic setting for family mornings or socialising with friends. A Range-style oven, integrated dishwasher, and room for a full-height fridge/freezer ensure both style and substance. This is a kitchen designed to bring people together.

Flowing effortlessly from the kitchen is a generous sitting room, with its wide sliding doors opening to the sun-drenched patio — ideal for those summer afternoons and lively evening gatherings. This seamless connection between indoors and out creates a home that evolves with the seasons and invites year-round entertaining.







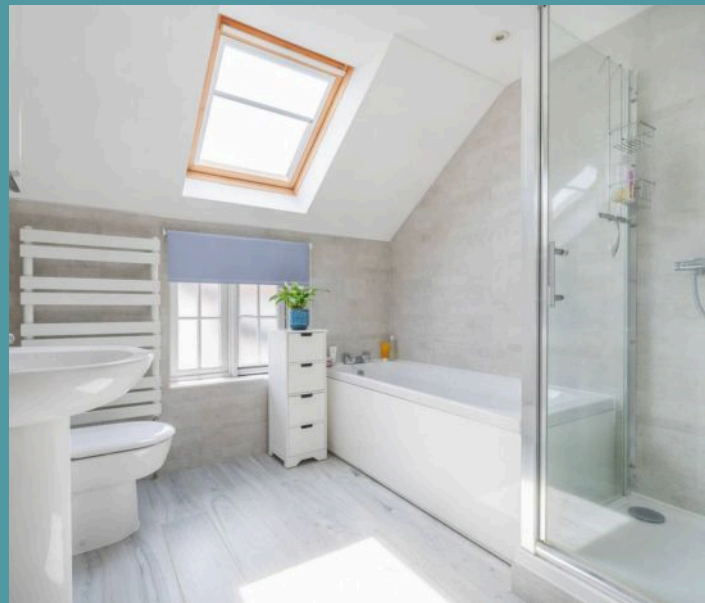
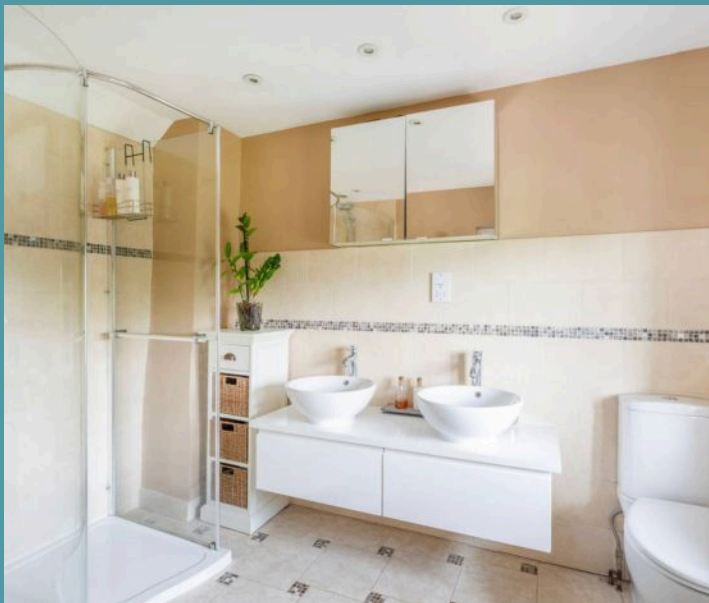
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At the front of the house, a formal dining room offers an elegant setting for gatherings or intimate family occasions. Beyond, a welcoming snug, complete with a characterful fireplace, oak mantle, and wood-burning stove, invites relaxation. A cosy reading nook in the corner, lovingly curated by the current owners with bookshelves and a cosy armchair, adds an irresistible personal touch to this space.

Ascending to the first floor, you'll find four beautifully proportioned double bedrooms, each designed to offer the utmost comfort and privacy. Wake each morning to uninterrupted views of gardens or the undulating fields beyond. The principal suite flaunts a luxurious en-suite, featuring a shower, Jack and Jill sinks, and sleek contemporary finishes. The additional bedrooms are served by a stylish family bathroom, with a modern four-piece suite for a spa-like experience at home.

For those who appreciate outdoor living, the established gardens are simply stunning. Predominantly laid to lawn, with a generous patio for alfresco dining or relaxed summer BBQs, this space has been lovingly tended by the current owners. Wander the winding pathways and discover bursts of seasonal colour, mature trees, and a tranquil pond. Garden enthusiasts will appreciate the dedicated vegetable plots, greenhouse, and a charming blue shepherd's hut — perfect for storage or a creative hideaway. A former chicken run offers scope for those considering keeping animals, while a timber shed provides practical storage for tools and equipment. Adding further flexibility is the thoughtfully converted garage, with power and lighting — ideal as a workshop, studio, home office, or even potential for a self-contained annexe (subject to







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Apple Tree House is far more than a property — it's a lifestyle. One of comfort, adaptability, and charm. A place where families can grow, seasons can be celebrated, and memories are made.

- A cherished country home framed by sweeping farmland views, in the Norfolk village of Rockland All Saints
- A beautiful kitchen where everyday family moments unfold — with bespoke navy cabinetry, a statement Range-style oven, central island, and inviting breakfast bar
- Effortless flow between the indoors and the outdoors, with expansive sliding doors connecting the bright sitting room to the sun-soaked patio
- Warm and welcoming spaces that reflect the heart of the home — from the formal dining room for gatherings to the characterful snug with oak mantel and wood-burning stove
- Four double bedrooms designed for rest and rejuvenation, each with its own views of rolling fields or the lovingly nurtured gardens
- A principal suite with a private en-suite, complete with twin sinks, a spacious double shower, and refined fittings to elevate your everyday routine
- Gardens designed with both beauty and purpose, with winding pathways, mature trees, vibrant borders, a tranquil pond, and productive vegetable plots, lovingly tended by the owners
- A converted garage, thoughtfully adapted with power and lighting — an inspiring space to work, create, or with potential to evolve into an annexe or studio (stpp)
- Twin gated, shingled driveways that offers ample off-road parking for multiple vehicles

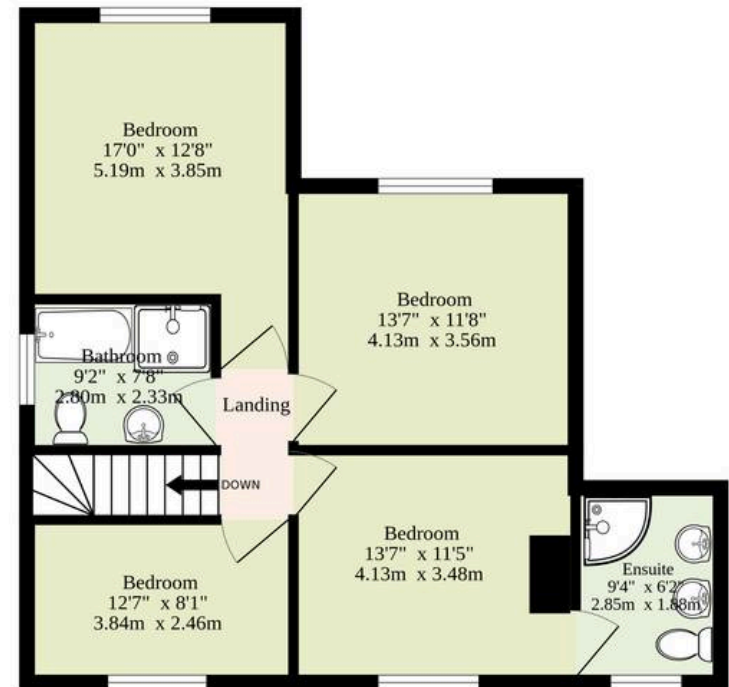




Ground Floor  
1059 sq.ft. (98.4 sq.m.) approx.



1st Floor  
788 sq.ft. (73.2 sq.m.) approx.



Sqft Includes The Outbuilding

TOTAL FLOOR AREA : 1847 sq.ft. (171.6 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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