



*“Set in 17.8 acres (approx.) within the pretty Breckland countryside, Honey Pot Hall ,
annex and Eden Meadows provides a rare opportunity to purchase a diverse property and
equine business*

Honey Pot Hall, annex and Riding School
Sandy Lane,
Rockland All Saints,
NR17 1XF

twgaze



Guide price £1,500,000



- 17.8(approx.) -acre equestrian estate
- Nestled in the rural Breckland countryside
- Rare opportunity to purchase a country home with riding school and stabling
- Four bedroom detached family home
- Two bedroom annex
- Double garage

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

Honeypot Hall

This stunning four-bedroom detached country home with annex 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

The annex 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. This property perfectly combines country living with modern conveniences



Eden Meadows 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/café, 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.



The Land

Nestled within a picturesque landscape, this expansive 17.8 (approx.)-acre estate features gardens, 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.



Agents notes

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

The electricity is currently supplying the neighbouring property this will be disconnected at a later date by mutual consent.

Services

Mains electricity, mains water, sewage treatment plant









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

How to get there

W3W:/// member.shutter.thrashed

Viewing

Strictly by appointment with TW Gaze.

Freehold.

Council Tax Bands

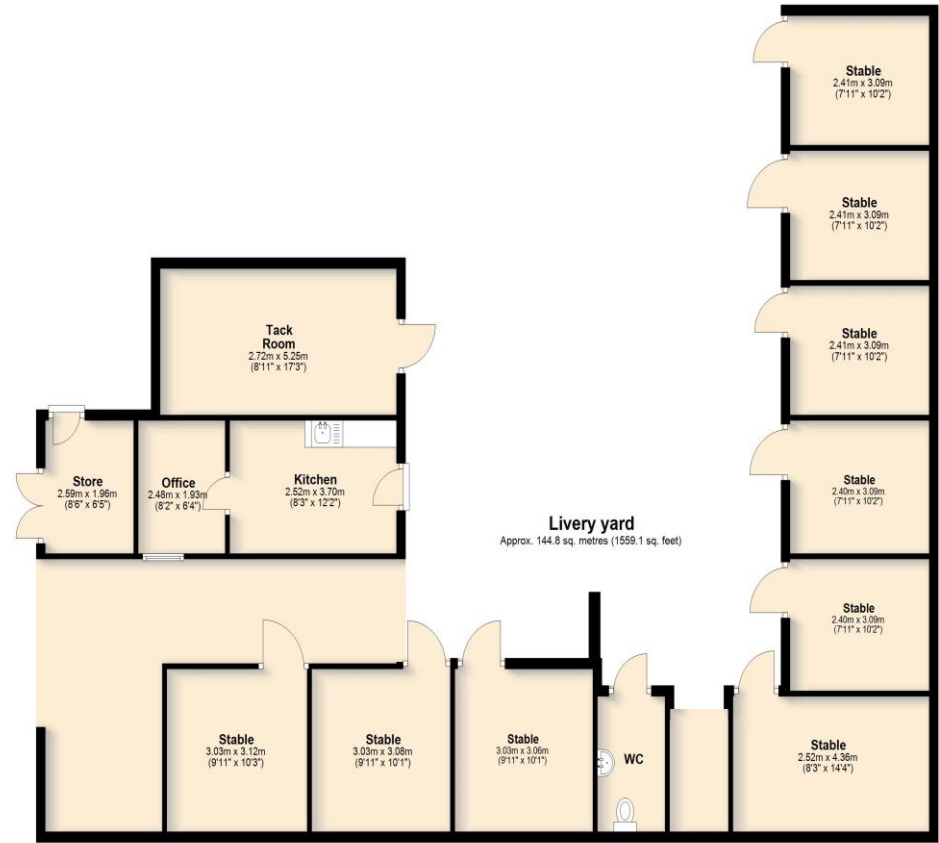
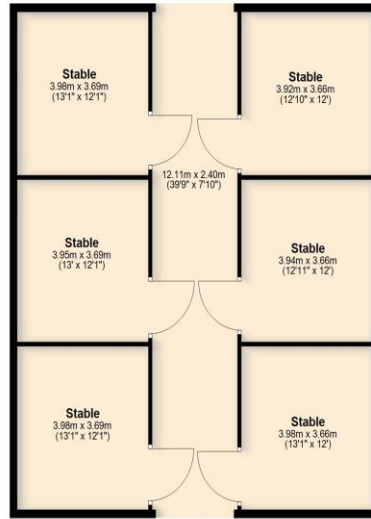
Honey Pot Hall: D (annex A)

Ref: 2/19704



Ground Floor
Approx. 222.6 sq. metres (2396.1 sq. feet)

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



Total area: approx. 144.8 sq. metres (1559.1 sq. feet)