



The Lilacs
Chapel Road | Roughton | Norfolk | NR11 8QP

FOR ALL GENERATIONS



“This pretty period house has a lovely and spacious annexe, so it’s ideal for multi-generational living or to bring in extra income as a holiday let. The charming cottage has plenty of space and flexibility, as well as an attractive sunny garden, all set in a popular North Norfolk village, close to coast, countryside and within easy reach of the Broads.”







- A Detached Period House with a Detached, Self-Contained Two Bedroom Annexe
- Main House has Three Bedrooms; Family Bathroom and En-Suite Bath/Shower Room
- Two Receptions; Study and a Conservatory
- Kitchen/Breakfast Room with Separate Utility Room; Downstairs WC
- Separate Detached Annexe with Two Bedrooms; En-Suite WC and Shower Room, Kitchen, Sitting Room and Conservatory
- The House sits back from the Road with a Large Driveway providing Plenty of Parking for House and Annexe
- The Grounds consist of a Wildlife Pond, Sheds and a Large Summerhouse
- The Main Accommodation extends to 1,822sq.ft
- The Annexe Accommodation extends to 740sq.ft
- Energy Rating: D for House and Annexe

As soon as you see this delightful house, its inviting frontage immediately wins you over. The pretty exterior sets the tone for the lovely and light interior, with a layout that will effortlessly rise to every occasion. As a family home, with grandparents or adult children in the annexe, or for a couple looking for additional income, this will be hard to beat.

So Well-Loved

The house dates back to 1901 and has been in the current ownership for 20 years. "I loved the setting, opposite the fishing lake, and the house is so pretty. When I went inside, it felt so homely." The property had been well cared for when the owner came here, but he has continued to upgrade and make further improvements, including fitting double-glazed sash windows, rebuilding the garage as a standalone annexe with a large conservatory, and adding a conservatory to the cottage itself. The annexe is unusual in that it has two bedrooms, a shower room and additional cloakroom, kitchen and sitting room, so it's a well-proportioned home in its own right. In recent years, the owner has rented it out as a holiday let through a well-known website – and received one of their coveted awards in his first year! Guests comment on the superb location, as well as the convenience of having their own off-road parking.

Spacious And Sunny

The main house is very versatile. You enter into a glazed porch before coming into the central part of the property. From here you can access the dining room to one side and the sitting room to the other. The dining room is easily large enough for both seating and dining, or for a very large table, and has a feature fireplace and double doors onto the kitchen. The owners have a breakfast table in the kitchen and have added French doors out to the patio. This area gets the morning sun, so it's a lovely place in which to start the day. There's also a useful utility room off the kitchen. Overall, the kitchen and dining room makes a great family-friendly or entertaining space. The sitting room also has a fireplace and double doors – this time onto the conservatory. A study, tucked away in the rear of the house, is the perfect place to work from home or for children to do school work. Upstairs, the spacious master suite has lots of built-in storage and a large en-suite, with the other two double bedrooms sharing the family bathroom.

More Than You Might Expect

Outside, the property continues to impress. The sheltered courtyard is a wonderful suntrap, while the stepped patio gets the sun throughout the day. There's so much colour and interest across the garden, so it really is a lovely place in which to spend time and relax. The garden is surprisingly spacious and the owner has hosted many garden parties here and even a wedding reception. There's a summerhouse further up, as well as a greenhouse and raised vegetable beds. It's all nicely enclosed and set well back from the road. Across the road, there's a fishing lake, and the village also benefits from a playground, garage with shop and Post Office, popular fish and chip shop, Norman church, pub and primary school, so there's plenty within walking distance. Hop in the car and you can reach the Norfolk Broads in half an hour or less, head up to Cromer or Sheringham, which are both very close, explore the attractive market towns of Reepham and Aylsham, or stroll around the historic homes and glorious gardens of Blickling and Felbrigg.











THE ANNEXE









INFORMATION



On Your Doorstep

Across the road from the house, there's a fishing lake, and the village also benefits from a playground, garage with shop and Post Office, popular fish and chip shop, Norman church, pub and primary school, so there's plenty within walking distance. Hop in the car and you can reach the Norfolk Broads in half an hour or less, head up to Cromer or Sheringham, which are both very close, explore the attractive market towns of Reepham and Aylsham, or stroll around the historic homes and glorious gardens of Blickling and Felbrigg.

How Far Is It To

Roughton is located on the A140 about 3 miles south of the coastal resort of Cromer and the North Norfolk coastline. The popular Georgian village of Holt is about 10 miles away and the independent school of Greshams has a very high reputation. The city of Norwich lies some 20 miles to the south and has a much wider range of facilities and amenities including a main line rail link to London Liverpool Street and an international airport as well as two shopping malls, restaurants, café's, cinemas and theatres to name but a few.

Directions

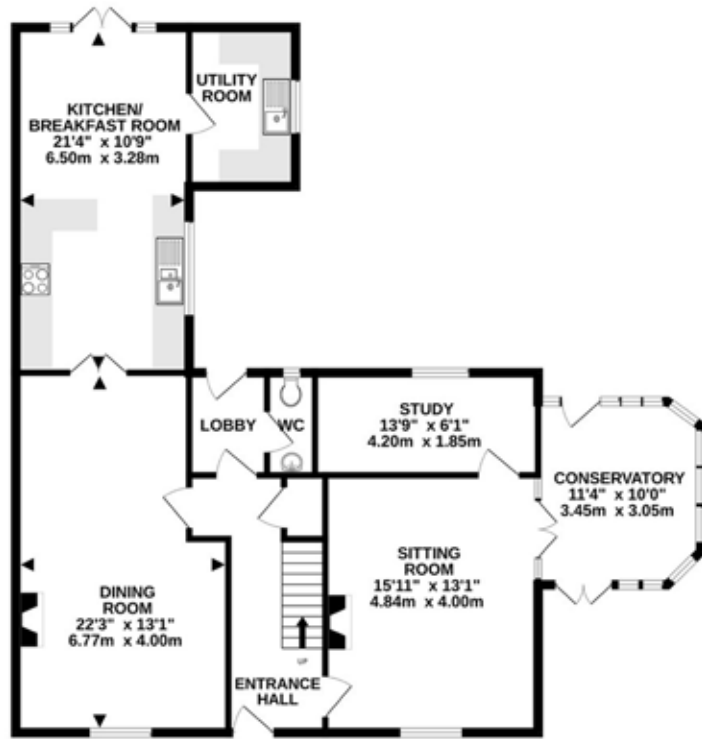
From Norwich proceed north on the A140. Bypass Aylsham and continue towards Cromer on the A140. On entering Roughton, proceed past the petrol station and at the roundabout, take the first exit onto Chapel Road/B1436 where the property will be found on the right hand side clearly marked by our Fine & Country For Sale board.

Services and District Council

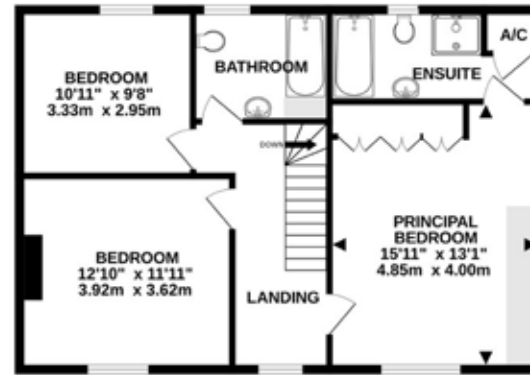
Oil Central Heating, Mains Water, Mains Drainage
Electric Underfloor Heating & Storage Heaters to Annexe
North Norfolk District Council – Council Tax Band D

Tenure

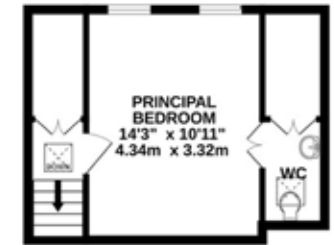
Freehold



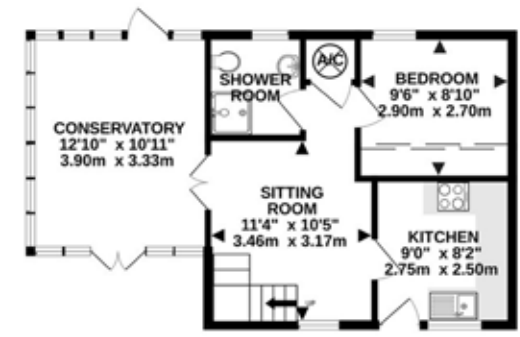
GROUND FLOOR
1110 sq.ft. (103.1 sq.m.) approx.



1ST FLOOR
712 sq.ft. (66.2 sq.m.) approx.

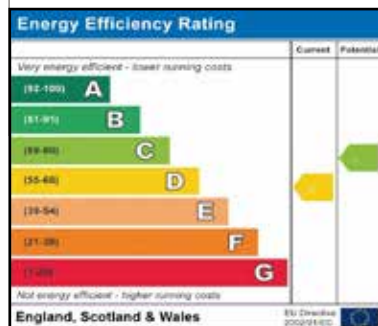


ANNEXE FIRST FLOOR
258 sq.ft. (23.9 sq.m.) approx.



ANNEXE GROUND FLOOR
482 sq.ft. (44.8 sq.m.) approx.

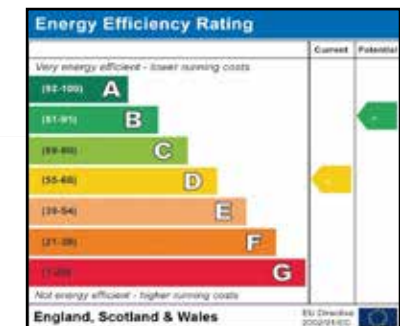
Main House EPC



FLOOR AREA - HOUSE : 1822 sq. ft. (169.3 sq. m.) approx.
 FLOOR AREA - ANNEXE : 740 sq.ft. (68.7 sq. m.) approx.
 TOTAL FLOOR AREA : 2562 sq.ft. (238.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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Annexe EPC



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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THE FINE & COUNTRY
FOUNDATION

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