



THE STORY OF

The Lilacs

Roughton, Norfolk

SOWERBYS

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The Lilacs

Chapel Road, Roughton, Norfolk,
NR11 8QP

Beautifully Set in Roughton

Moments Drive Away from Cromer and
with Quick Access to Norwich

Well-Presented and Much-Loved Family Home

Three Bedrooms

Bathroom and Principal En-Suite

Two Bedroom and One Bathroom Self-Contained Annexe

Incredible Annexe which Suits Full-Time Living Perfectly

Ample Off-Road Parking

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“The garden has played host to numerous garden parties and even a wedding reception...”

Beautifully set in an ideal location for exploring the North Norfolk coast, this deceptively spacious residence has been extensively upgraded and enhanced by its current owner. The garage has been transformed into the most impressive standalone annexe in the form of a chalet bungalow with a spacious conservatory, whilst the main house has benefitted from the installation of double-glazed sash windows and the addition of a conservatory. The 1901 construction is shown off, having been tastefully modernised in keeping with the surrounding properties.

The Lilacs boasts versatility, featuring a glazed porch leading to the central area. From here, access is granted to the dining room on one side and the sitting

room on the other. The dining room, with its ample space for both seating and dining, features a striking fireplace and double doors opening onto the kitchen. French doors from the kitchen lead to a sunlit patio, creating a delightful spot to begin the day. A convenient utility room complements the kitchen, enhancing its functionality for family living or entertaining. The sitting room, adorned with a fireplace and double doors, opens onto the conservatory, while a secluded study at the rear offers an ideal space for work or study.

Upstairs, the spacious principal suite boasts abundant built-in storage and a large en-suite, with two additional double bedrooms sharing a family bathroom.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Outside, the property continues to captivate, the front garden with its two bordered lawns and a flowering cherry tree giving a balanced feel, and setting the property back from the road.

Well-stocked with mature plants, the expansive rear garden bursts with an array of colour and has played host to numerous garden parties and even a wedding reception. The conservatory feels as much a part of the garden as the house, and a good-sized lawn runs through the plot, with a sheltered courtyard and a sun-soaked stepped patio offering many chances to find that perfect spot to unwind and relax. Additional features include three sheds, a 17'6" x 17'6" summerhouse/workshop, and a greenhouse. A good-sized gravel driveway offers ample car parking space for a modern family.



Within the large plot is a separate, two bedroom chalet bungalow, with fully fitted kitchen, shower room, and conservatory with underfloor heating, for use as an independent dwelling for extended family, or as a holiday let for the opportunity minded family. Recently utilised as a holiday let, the annexe received acclaim, earning a coveted award in its first year. This substantial addition truly is one of a kind.





ALL THE REASONS

Roughton

IN NORFOLK
IS THE PLACE TO CALL HOME



From National Trust parks to cliff-top walks and country lanes, there are many lovely walks to explore in Roughton. Close to Cromer and the North Norfolk coastline, the village has a petrol station with shop and Post Office, a primary school, and a much-loved fish and chip shop! The New Inn pub and restaurant is said to have been the hideout for Albert Einstein in the 1930s.

Opposite the property is a well-stocked fishing lake, whilst the 30mph 'B' road gives easy access routes to sea towns, the Broads and Norwich.

There are three secondary schools within seven miles, plus Gresham's School in Holt and Beeston Hall at West Runton. The

National Trust property of Felbrigg Hall is just two miles away and there are a network of footpaths in the local area.

Renowned for its award-winning sandy beaches, Banksy's Great British Spraycation artwork, and its famous Crabs, the scenic coastal town of Cromer is less than 5 miles away, boasting impressive views of the medieval church, which has the highest tower in Norfolk. There is also the spectacular Victorian pier, at the end of which is a restaurant and a 500 seat pavilion theatre. Other attractions include a cinema, Amazonia Zoo and the Cromer Museum and Lifeboat Museum. The town has its own railway station with a good service to Norwich and other prime amenities including a hospital, doctors surgery, dental surgery, library and the Royal Cromer Golf Club (18 hole).



Note from Sowerbys



“...a charming residence, steeped in history, The Lilacs dates back to 1901.”

SOWERBYS



SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 2912-7321-5190-0126-3222

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///scary.organic.strumming

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