



Broomfield
Norwich Road | Roughton | Norfolk | NR11 8NA

FINE & COUNTRY

GLORIOUS GREENERY



“Tucked away in a popular North Norfolk village, set well back down a long private drive, surrounded by well-tended mature gardens, this secluded home is a real winner. There’s income potential, as a bed and breakfast and with a detached holiday lodge in the garden, and both have been highly successful for the current owners. Alternatively, it’s a wonderful family home in an idyllic yet convenient setting. Come and see for yourself...”



KEY FEATURES

- A Delightful Single Storey Property in the Popular Village Of Roughton
- Four Bedrooms; Four Bath/Shower Rooms
- Kitchen/Breakfast Room with Separate Utility and Pantry
- Two Reception Rooms
- Detached Holiday Lodge in the Garden with Kitchen/Living Room with Bedroom and Shower Room
- The Gardens extend to around 0.5 of an acre (stms) and include a Summerhouse
- Timber Garage and Driveway provides Plenty of Parking
- The Main Accommodation extends to 2,019sq.ft
- Energy Rating: C

This four-bedroom home benefits from a plot of around half an acre, beautifully landscaped by the current owners and totally hidden from the road. With mature trees and plenty of greenery, it's a lovely spot, yet you have all the amenities of a desirable Norfolk village on your doorstep and you're close to city, countryside and coast.

Bright And Welcoming

The current owners of this attractive home were instantly impressed when they first came to view by the handsome iron gates and the mature trees leading to the property. It's set well back from the road so it's very quiet and private. The original bungalow has been altered and significantly extended over the years and the previous owner, a builder, did a lot of work to it, with great skill and attention to detail, going over and above. There some beautiful carpentry and joinery (you can't tell if the lights are on in a room or if there's someone in there, because the doors are so perfectly precise in their frames that sound and light don't pass through!), shaving points and TV points in every room, multiple sockets in each room, so you're not limited as to where you want your furniture, separate power to the main house and summerhouse, with the infrastructure for an electric car charging point, no less than 12 outside lights, plus power and light in the outbuildings. The owners also loved the flint edging found around the tiers within the garden. They in turn have put their own stamp on the property and the result is a highly desirable home in a superb location. It's worth pointing out that the owners have bought their solar panels outright, so the property benefits fully from the energy generated by them.





KEY FEATURES

Very Versatile

The layout of the property is unusual and makes for a very versatile home with plenty of income potential. It's also great as a family home and ideal for a couple who have regular visitors. In the original part of the bungalow you'll find the sitting room and dining room. Both are incredibly light and bright and there are double doors between the two, so you can open the rooms up into one space. There's a fireplace which is perfect in winter, and doors lead out to the west so you can soak up the sun or dine alfresco. Moving through the hall you'll find the spacious kitchen breakfast room with a separate utility and very useful pantry. On the other side of the home there are four bedrooms, three with their own en-suite shower room and one using the family bathroom. Two of the bedrooms can be separated off from the main house with their own entrance, and the owners have let these out for bed and breakfast in the past. They have had many return guests, some coming back year after year and becoming friends in the process, so the owners have enjoyed the sociable nature of the property.

Quiet Yet Convenient

Outside in the gardens there's a detached lodge with a veranda – perfect for family gatherings and summer barbecues, but also great for guest accommodation. Although the owners haven't offered bed and breakfast for a few years, they did continue to rent this out as a holiday let for a while longer and again found it to be very popular and to provide a useful income. They have also had family living and working here and it works very well. There's a pretty summerhouse in the garden, a large wildlife pond, a garage, greenhouse and working area and more besides – plenty to enjoy. The well supplies water for irrigating the garden during summer so that lovely greenery can stay that way! Sitting out here, with the sense of tranquility and the abundant wildlife, you could be in the middle of nowhere. Yet you're within a village with a primary school, pub, shop and a very well-known fish and chip shop, all a short walk from your front door. Buses run down to Norwich or up to the coast and both are a short drive, so you're very well connected across the area.





















INFORMATION



On The 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

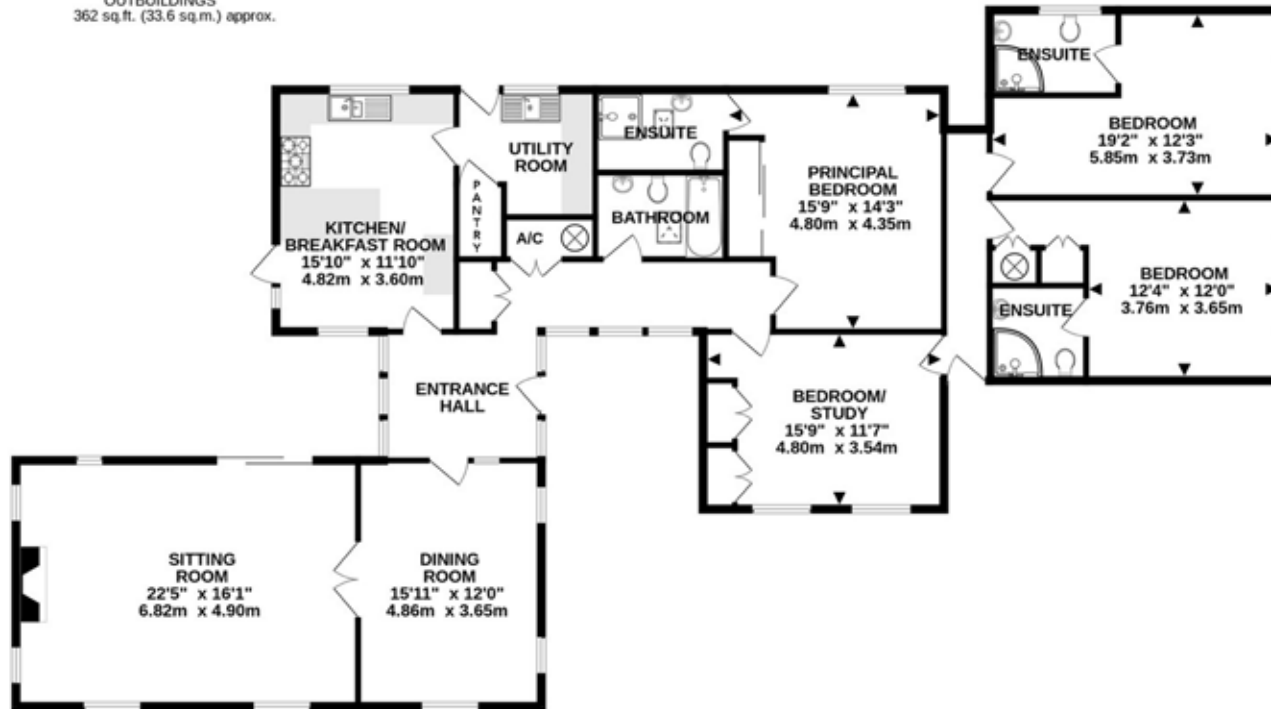
From Norwich proceed north on the A140. Bypass Aylsham and continue towards Cromer on the A140. On entering Roughton, proceed past the petrol station and at the roundabout, proceed straight ahead and the property will be found further along on the left hand side clearly signposted with a Fine & Country For Sale Board.

Services, District Council and Tenure

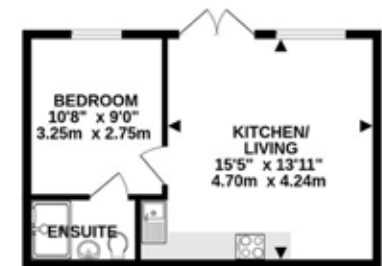
Oil Central Heating in Main House, Electric Heating in Summer House, Mains Water & Drainage
Ultra Fast Fibre Broadband Available - vendors use BT
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
North Norfolk District Council - Tax Band C
Freehold



OUTBUILDINGS
362 sq.ft. (33.6 sq.m.) approx.



GROUND FLOOR
2019 sq.ft. (187.6 sq.m.) approx.



THE CABIN
345 sq.ft. (32.1 sq.m.) approx.

TOTAL FLOOR AREA : 2727 sq.ft. (253.3 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(94-100)	A		
(81-93)	B		
(69-80)	C	72	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcrea.com			

Agents notes: All measurements are approximate 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

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