



Holly Cottage
Hillside Loke | Roughton | Norfolk | NR11 8PB

PERFECT PEACE



“Tucked away in over four acres of land, down a quiet little loke on the outskirts of a popular North Norfolk village, this is your very own corner of the countryside.

With nothing to disturb you but the birdsong, it’s a true haven here as this lovely family home blends character with contemporary comforts, while the land offers ample opportunities for a healthier and more sustainable lifestyle.

Walking distance from Felbrigg and just five minutes from Cromer, this could be all you’re looking for and more!”



KEY FEATURES

- A Delightful Cottage with Later Additions on the Outskirts of the Village of Roughton
- Four Bedrooms; Three En-Suites and a Family Bathroom
- Kitchen/Dining Room with Separate Utility and WC
- Two Reception Rooms and a Study
- Sunken Terraced Patio to the Rear with Seating Areas and a Potting Shed
- The Grounds extend to 4.4 acres (stms) and include a Large Outbuilding/Workshop
- Stunning Field Views
- Large Garage with Storage Above and Attached Car Port
- The Accommodation extends to 2,141sq.ft
- Energy Rating: D

Here's your chance to put down roots in the beautiful North Norfolk countryside, close to the coast but a world away from the tourist traps. With over four acres of land, you can keep animals, grow your own, or simply give your children or grandchildren plenty of fresh air and the chance to explore and play out safely. Paradise for nature lovers, there's plenty of wildlife to keep you company too.

Moving With The Times

The property likely started life as two or three cottages for farm workers, and when the current owner came here, over 15 years ago, it had been opened into one property, with rooms one through the other, similar to a traditional longhouse. He fell in love with the location (the appeal is clear to see!) and the land and later built a wing on each side of the property, retaining the lovely original features whilst improving the layout. The result is an attractive and flexible family home with so much to offer.

Features And Flexibility

On the ground floor, there's an impressive double length sitting room to one side, running the full length of the cottage. With a triple aspect and double doors to the south, it's bright and airy on summer days, while the chimneybreast with inset log burner keeps it warm on the coldest winter night. On the far side of the cottage is the welcoming kitchen diner, again with a triple aspect that makes the most of the light. A lovely room, there's space in here for a good size table, so you can gather friends for informal suppers and be part of the conversation while you're preparing food. Beyond this is the utility room with adjoining cloakroom.





KEY FEATURES

The ground floor also has a study and a spacious second reception that would be perfect as a playroom or formal dining room. Bifold doors frame views over to the west, so you get plenty of afternoon and evening sun, while the feature brick chimneybreast with wood burner means this is an equally comfortable room in winter. Upstairs, three of the four double bedrooms have their own en-suite, with a family bathroom for the fourth bedroom, so you don't have to take turns getting ready in the morning. The principal bedroom is especially good, with built-in storage, a double aspect and a beautiful bathroom with a roll top bath and walk in shower. Views from the first floor are lovely – you look out over your garden, mature trees and countryside, and the floor to ceiling windows in two of the bedrooms make the most of this.

Connected To Coast And Countryside

Outside, there's a car port, garage and detached workshop, with formal gardens around the house, including a sunken terrace that's a real suntrap and faces west. The lawns wrap around the house, so you get the sun all day long. With 4.4 acres of land in total, there's so much you could enjoy here. You can see it's a great place for making memories – with only a handful of neighbours along the loke, it's incredibly private and peaceful. You'll see owls, woodpeckers, deer, hares and so much more, as well as glorious starry skies on clear nights, spectacular sunrises and stunning sunsets. While you feel a world away from everyone, you're surprisingly well connected. Within the village itself, there's a popular primary school, park, shop, village hall and fish and chip shop. Everything else can be found just a five-minute drive away in Cromer, including an excellent GP surgery, hospital, high school, train station and supermarkets. The Felbrigg estate is also on the doorstep and there are public footpaths there waiting to be explored. If you enjoy traditional seaside pursuits, you can go fishing or crabbing at Cromer, swim in the sea there or up the coast in Sheringham, or head to Mundesley – they're all close by. Sheringham also has a leisure centre, if indoor pools are more your style.

































INFORMATION



On The Doorstep

The village boasts a fishing lake and 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?

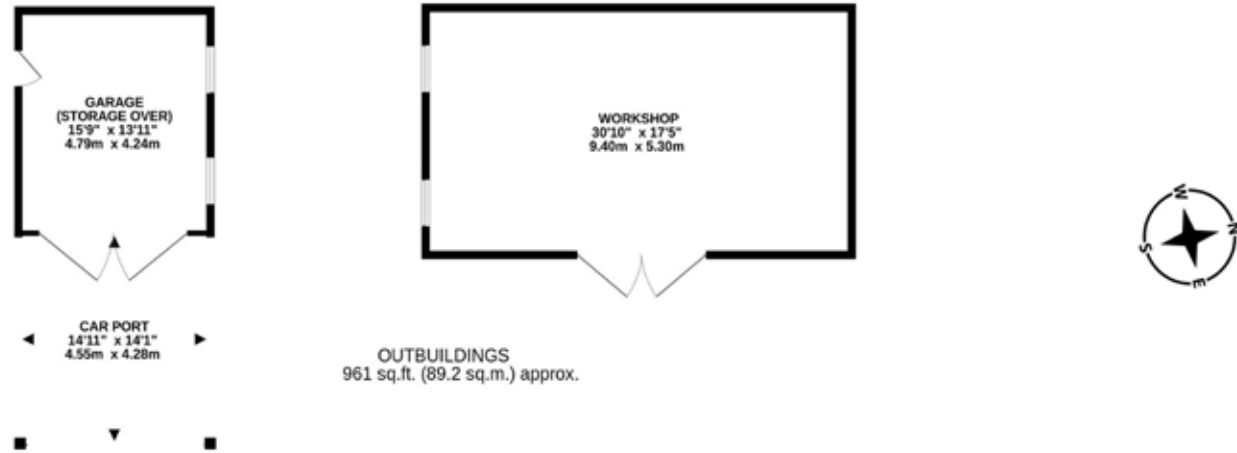
Roughton is located on the A140 about 3 miles south of the coastal resort of Cromer and the North Norfolk coastline. The popular Georgian village of Holt is about 10 miles away and the independent school of Greshams has a very high reputation. The city of Norwich lies some 20 miles to the south and has 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, cafés, 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, carry on straight ahead past the fish and chip shop. At the next roundabout take the 1st exit onto Chapel Road/B1436 and then after 1.5 miles turn right onto Hillside Loke and the property will be found further along on the left hand side.

Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage
Full Fibre Broadband Available - vendor uses BT Halo 3
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
North Norfolk District Council - Council Tax Band E
Freehold



FLOOR AREA - HOUSE (EXCLUDING OUTBUILDINGS): 2141 sq.ft. (199 sq.m.) approx.
TOTAL FLOOR AREA : 3102 sq.ft. (288.2 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		80
(55-68)	D	55	
(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.



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Fine & Country Norwich
12-14 Queen Street, Norwich, Norfolk, NR2 4SQ
01603 221888 | norwich@fineandcountry.com

