



THE STORY OF

Lime Tree House

Roughton, Norfolk

SOWERBYS



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Roughton, Norfolk
NR11 8SP

Prime Village Location with Excellent Local Amenities 3 Miles to Cromer Pier

Transport Links to Sheringham (via Cromer) North Walsham and Norwich

Lapsed Planning Permission Setting Precedent for Reinstatement or Further Works

Charming 1800s Farmhouse with Rich History and Character

Underfloor Heating on 1st Floor and Ground Floor

Four Spacious Bedrooms with Two Further Options via The Office and/or Snug

Beautifully Renovated Kitchen/Diner, Utility Room and Modern Bathrooms

Total Grounds of Approx. 1/3 of an Acre (STMS) with Landscaped Gardens Boasting Church Views

Expansive Terrace with Firepit and Pergola Featuring Built-In Blinds





Nestled in the heart of the charming village of Roughton, Lime Tree House enjoys the perfect balance of community spirit and rural tranquillity. Just minutes from Cromer's stunning coastline, the home benefits from excellent local amenities, including a village shop, pub, and primary school, all within easy walking distance. For those needing to travel further afield, Roughton offers superb connectivity, with regular bus services and a nearby rail link providing direct access to Norwich—making it ideal for both commuters and those looking for an escape to the countryside.

This beautifully presented and thoughtfully improved four-bedroom farmhouse, dating back to the 1800s, where the remnants of the original village shop are visible via the frontage of the snug, exudes warmth and character throughout. Having undergone extensive renovations by its current owners, the home now boasts a stunning kitchen/dining space, a redesigned utility room, and modernised bathrooms, including a stylish en-suite.

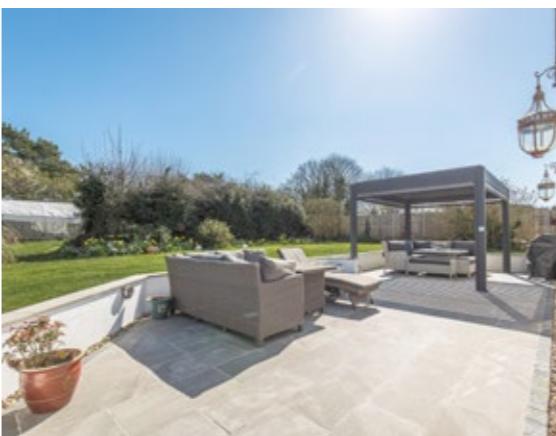
The blend of period charm with contemporary comforts is evident in every detail, from exposed beams to elegantly appointed living areas, ensuring a home that is both practical and full of personality. There is a previously approved planning permission (reference: PF/17/0731) listed on the North Norfolk District Council's Planning Portal, offering a valuable foundation for future development. This existing consent opens the door to reviving the original vision or tailoring the plans to better suit your unique aspirations.

The current owners' favourite view—gazing from their bedroom across the landscaped gardens towards the historic church—perfectly captures the timeless appeal of this unique property.



We have several favourite spots, but the one with the best view is from our bedroom, looking out over our garden to the church.



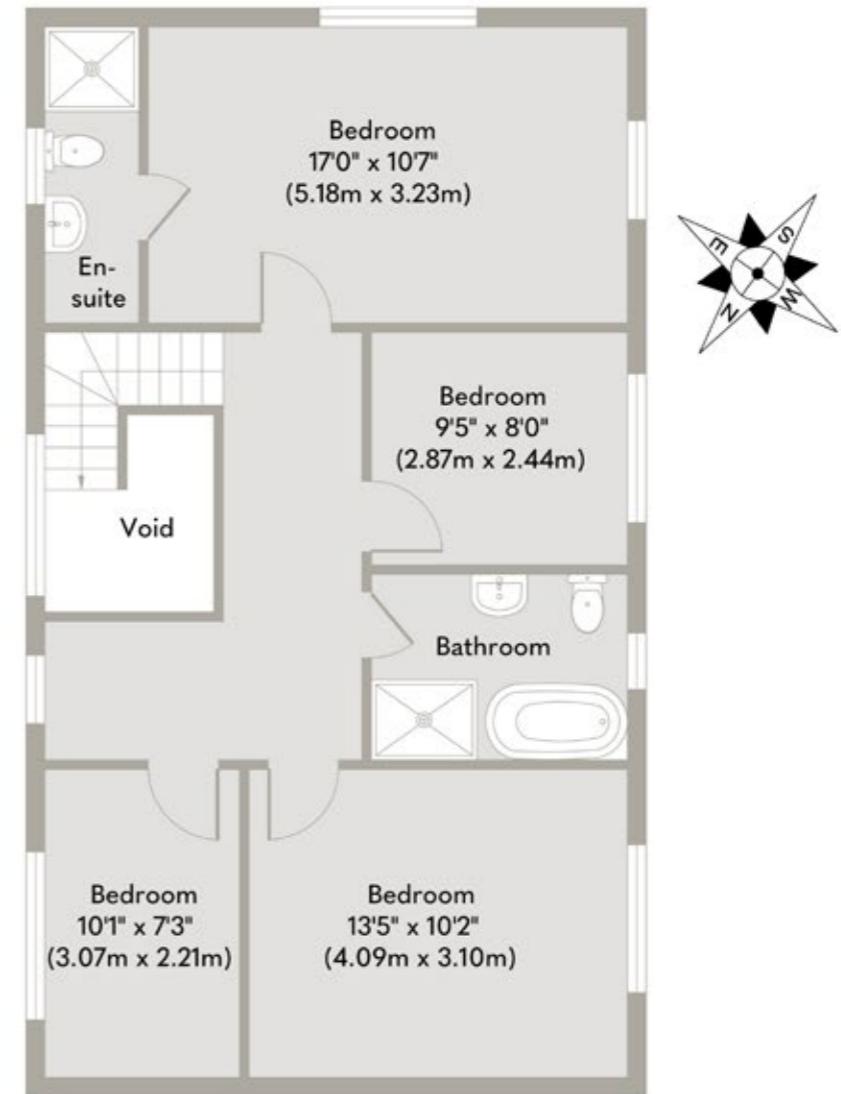
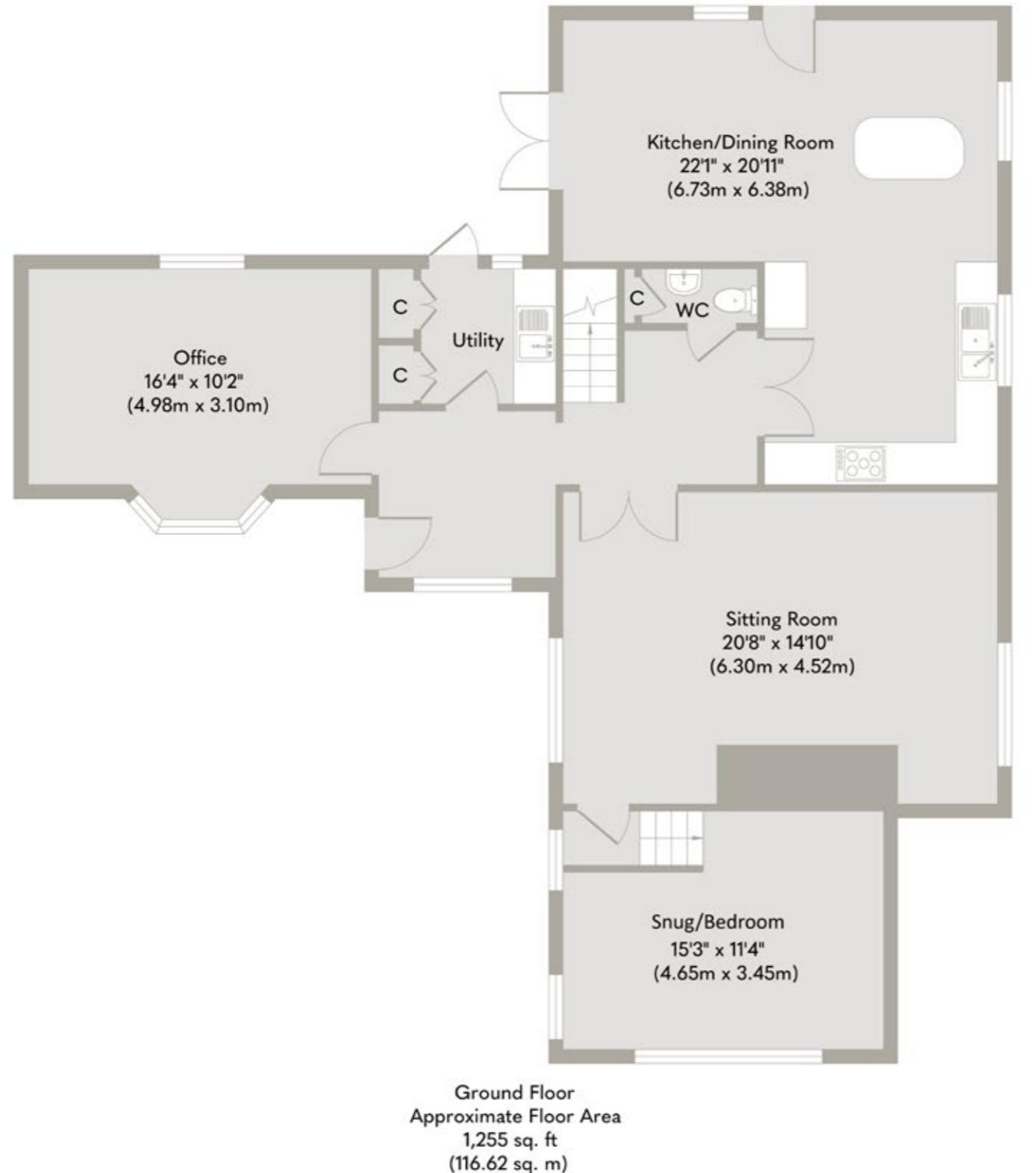


Set within approximately a third of an acre, the grounds of Lime Tree House are a true sanctuary. Beautifully landscaped gardens wrap around the home, offering a peaceful retreat with mature trees, lush lawns, and vibrant flower beds. A separate area of the garden serves as a play area, complete with accommodations for chickens, a shed, and a greenhouse, ensuring functionality while maintaining the main garden as a relaxing haven. This separate garden once housed a vibrant vegetable patch—once secured via a gate that has been kept safe by the current owners—where rich soil, passed down through the farmhouse's lineage, supported abundant growth. It now shares space with a charming playhouse, though the area remains ripe for restoration should the next owners wish to revive its productive roots.

The garden also features an array of fruit trees, offering seasonal harvests and a nod to self-sufficiency. Numerous external sockets, including some to the front of the property, provide excellent support for outdoor living and would conveniently accommodate electric vehicle charging. The current underfloor heating system would welcome the addition of an air-source heat pump for those seeking a greener energy solution, while the generous roof space is perfectly suited for solar panels—offering both eco-conscious upgrades and potential long-term savings.

The expansive terrace, complete with a firepit and a pergola fitted with built-in blinds, is the ultimate space for entertaining or simply unwinding in all seasons. A home of history, character, and undeniable charm, Lime Tree House is a rare opportunity to embrace village life without compromise—where space, style, and a sense of connection to the past come together in perfect harmony.





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.

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Roughton

TRANQUIL CHARM IN RURAL ENGLAND

Roughton is a picturesque village nestled in the heart of Norfolk, England. Known for its quintessential English charm, Roughton boasts a tranquil atmosphere with its winding lanes lined by quaint cottages adorned with blooming gardens.

Surrounded by lush green fields and woodlands, it offers a serene retreat from the hustle and bustle of city life. The village is steeped in history, which is evident in its ancient parish church and traditional village pub, where locals gather for hearty meals and friendly conversation.

Roughton's proximity to the stunning Norfolk coastline and its accessibility to nearby towns like Cromer and Norwich make it an ideal destination for both relaxation and exploration. The village is also well-connected by bus links, covering routes to Sheringham (via Cromer) and North Walsham, ensuring convenient transport options for residents and visitors alike.



Note from the Vendor



"We would describe our home as comfortable, welcoming and relaxing."



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating. The property benefits from underfloor heating throughout.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

E. Ref:- 8135-3024-4400-0753-9296

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: //giggled.resonated.decently

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To mark our 30th anniversary year, we're making a donation
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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

