



THE STORY OF
Hylton
Roughton, Norfolk

SOWERBYS



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THE STORY OF

Hylton

Felbrigg Road, Roughton,
Norfolk, NR11 8PA



Unique Architectural Design

Hillside Setting with Superb Views

Beautifully Presented Throughout

Elevated Receptions

Three Luxurious Bathrooms

Extensive Grounds of Over 1.5 Acres (STMS)

Highly Convenient for the Coast

Bathed in Natural Light Throughout the Day



SOWERBYS HOLT OFFICE

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“We would describe our home as peaceful,
calm and homely.”

Hylton is an impressive, detached residence built to an original design that embraces its enviable hillside location with around 1.5 acres (stms) of glorious grounds enjoying views over undulating countryside and mature woodlands.

Situated in an area of outstanding natural beauty, this unique home spans over 2,200 sq. ft. across three levels and is presented in immaculate order throughout. With the land sloping away to the front the reception rooms sit at ground floor level to create bright rooms enjoying stunning views. The spacious

accommodation briefly comprises; entrance hall, superb formal drawing room open plan to a semi-circular dining area, living room with doors onto a raised terrace area, garden room with elevated views, kitchen, separate utility room and ground floor bathroom.

Upstairs you will find a superb principal bedroom with fitted wardrobes and access to two elevated balconies, guest bedroom with en-suite, two further bedrooms and a large wet room.



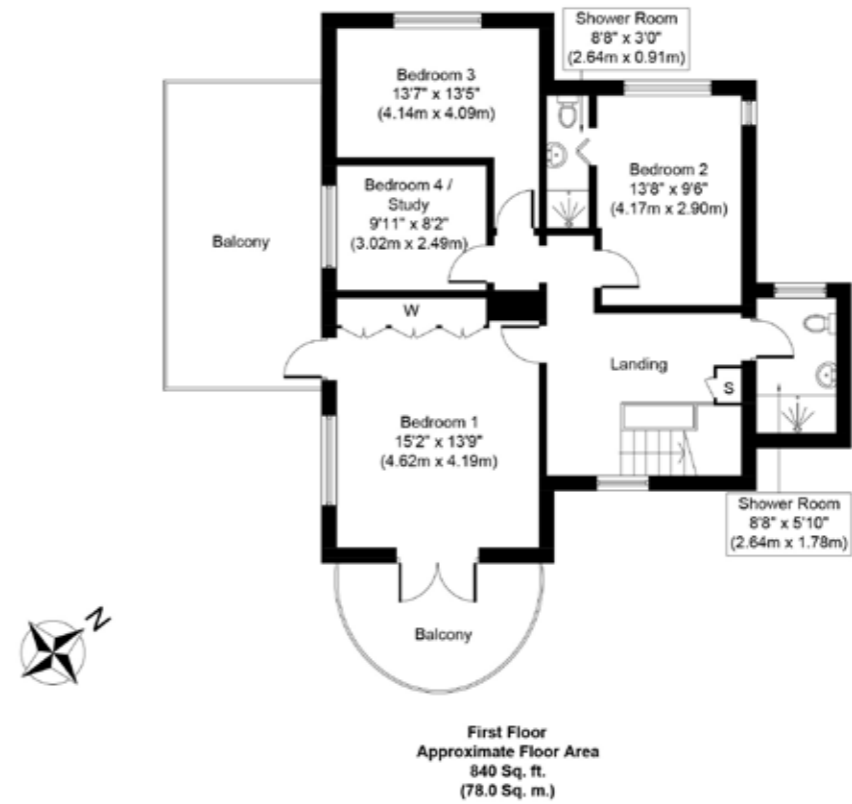
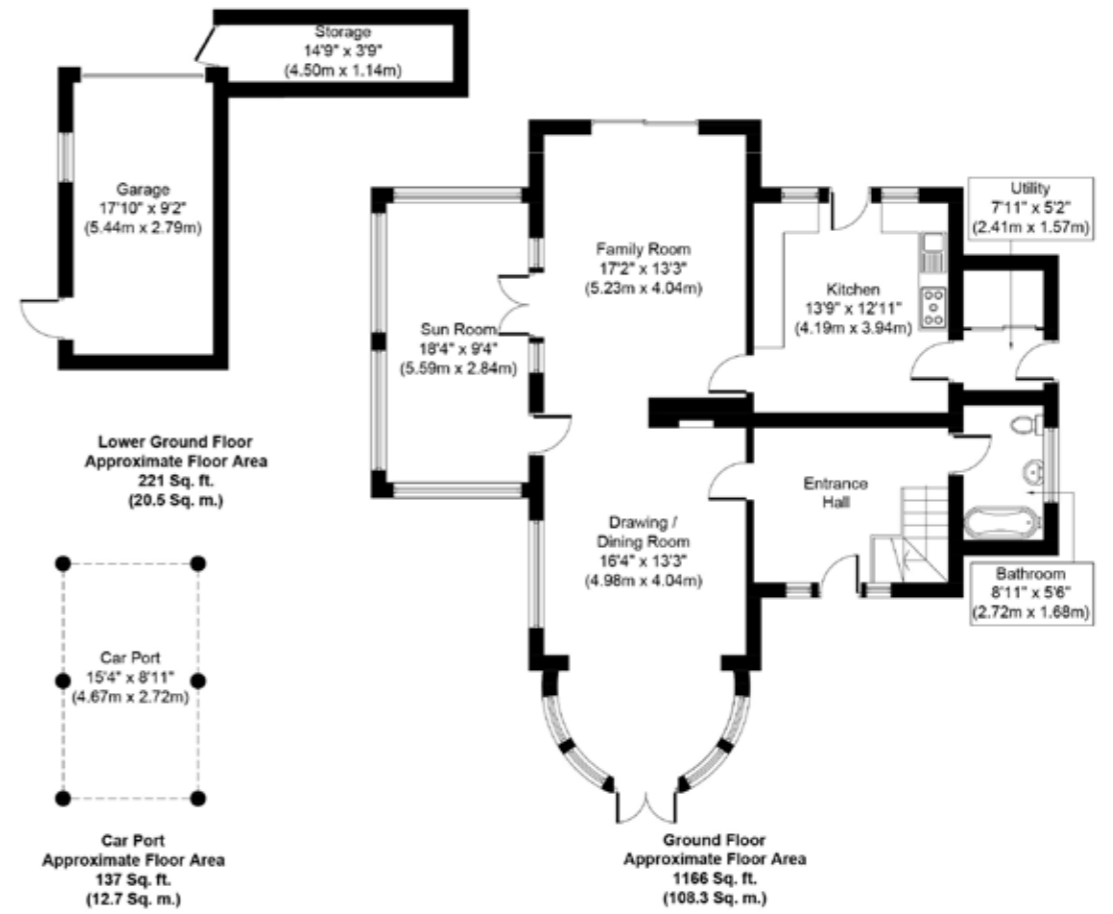


The lower ground level consists of a garage with remote controlled door and separate storage room. The property is accessed from a long private driveway that sweeps up to the house and offers ample parking options and flexibility for boat or caravan storage. An attractive oak framed carport is placed to the rear of the house to provide the ideal, covered parking area.

The private grounds are a key feature of Hylton and are beautifully presented. Extending to around 1.5 acres (STMS) there are undulating lawns capped by well stocked flowering and shrub beds, several well-placed seating areas and an abundance of mature soft and hardwood trees that create a delightful and private woodland setting.

The property boasts space for keen gardeners who would like to create a designated space for a vegetable plot, greenhouse, chicken run, shed and wood store. The grounds are flanked by mature shrubs and trees that include colourful rhododendrons and a wide range of specimen trees.





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.

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. The north Norfolk village has a primary school, shop, pub and the local fish and chip shop!

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 the Vendor



“This property exudes beauty throughout every season, proudly situated within its grounds, evoking a profound sense of tranquillity.”

THE VENDOR



SERVICES CONNECTED

Mains electricity and water. Oil fired central heating and calor gas for cooking.
Private drainage.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 1600-3480-0322-1192-3523

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: ///cashew.taster.bookshop

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SOWERBYS



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