



Well Lodge Old Turnpike Road

Roughton, Norwich, NR11 8SP

£270,000



Well Lodge is a charming, detached two-bedroom flint and brick cottage situated in the desirable village of Roughton. Offering excellent scope for modernisation, this characterful property presents a fantastic opportunity for buyers seeking a permanent home and serves as an ideal holiday let or Airbnb retreat. The home benefits from off-road parking, an attached carport, and a private enclosed rear garden.

- Detached two-bedroom traditional flint and brick cottage
 - Bright dual-aspect living room with an exposed brick fireplace
 - First-floor family bathroom and a convenient ground-floor WC
 - Excellent scope for cosmetic updating and modernisation throughout
- Attached carport and gravelled off-road parking
 - Fitted kitchen with direct access to the rear garden
 - Enclosed rear garden with a striking traditional flint boundary wall
 - Ideal as a primary residence, coastal retreat, or holiday let



DETAILED DESCRIPTION

Approaching the property, the traditional Norfolk flint and brick exterior presents exceptional kerb appeal, complemented by a classic pantile roof. As detailed on the floorplan, the ground floor is accessed via an entrance hallway that leads to a convenient ground-floor WC and continues into the main hall and stairwells. To one side of the hallway, the living room offers a bright, dual-aspect layout, complete with wood-effect flooring and a central exposed brick fireplace. Across the hall, the kitchen is fitted with a range of base and wall units, roll-top work surfaces, a stainless steel sink, and part-tiled walls. The kitchen also features a door providing direct access to the rear garden.

The first floor comprises a central landing that provides access to two well-proportioned, carpeted bedrooms. Both bedrooms are neutrally decorated and benefit from natural light, with the primary bedroom enjoying a dual-aspect position. The first-floor accommodation is completed by a bathroom fitted with a white suite, which includes a panelled bath with an overhead electric shower and a glass screen, a wash basin, a WC, and a heated towel rail.

Externally, the property features a gravel driveway to the front, providing off-road parking alongside an attached carport. To the rear, the enclosed garden offers a highly private setting. Bounded by timber fencing and a beautiful traditional flint wall, the garden is primarily laid to lawn, offering a blank canvas for future landscaping or planting. The property is currently heated via electric storage and panel heaters.

COMPLIANCE AND KEY INFORMATION

EPC Rating: E

Council Tax Band: C

Local Authority: North Norfolk District Council

Broadband Availability: Superfast broadband is available in this area, with estimated download speeds of up to 80 Mbps and upload speeds of 20 Mbps.

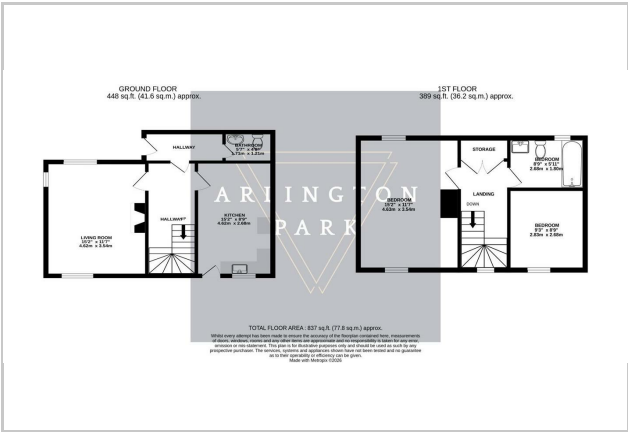
Heating and Utilities: The property is serviced by mains water. Heating is provided by electric storage heaters.

Tenure: Freehold

LOCAL AREA AND FACILITIES

Roughton is a highly sought-after North Norfolk village situated perfectly for those looking to enjoy both rural countryside living and the spectacular Norfolk coastline. The village benefits from a strong local community and everyday amenities, including a primary school, a village shop, a petrol station, and a popular local public house. The property is also located conveniently close to the stunning Felbrigg Hall, a National Trust estate offering extensive woodland walks and historic parkland.

For broader retail, leisure, and dining options, the vibrant seaside town of Cromer is just 4 miles away. Cromer provides supermarkets, independent boutiques, cafes, and beautiful sandy beaches. Transport links are highly convenient, with regular bus services running through the village. Nearby railway stations, including Roughton Road and Cromer, offer direct train connections to the city of Norwich, making it an ideal location for commuters and holidaymakers alike.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	45	84
EU Directive 2002/91/EC		