



Well House Old Turnpike Road

Roughton, Norwich, NR11 8SP

£295,000



Well House is a charming and characterful detached home featuring a traditional brick and flint exterior, situated in the peaceful village of Roughton. Presenting well-appointed interiors with modern fittings, this property makes an ideal holiday let or Airbnb investment. The home offers a delightful blend of traditional Norfolk style and modern convenience, complete with a private enclosed garden.

- Traditional brick and flint detached exterior
 - Ground floor bathroom and first-floor washroom
 - Generous and versatile living room space
 - Superb potential as a holiday let or Airbnb
- Two well-proportioned bedrooms on the first floor
 - Modern fitted kitchen with garden access
 - Enclosed garden with lawn and a paved patio
 - Located a short distance from Felbrigg Hall and Cromer



DETAILED DESCRIPTION

Well House presents a fantastic opportunity to acquire a traditional Norfolk property, showcasing a striking brick and flint facade. The thoughtfully arranged layout begins on the ground floor, where the central hallway provides access to the main living areas and stairs to the first floor. The living room offers a comfortable and versatile space for relaxation. Across the hallway, the kitchen is fitted with modern white base and wall cabinetry, wood-effect worktops, an integrated stainless-steel sink, and a stainless-steel extractor hood. The kitchen also features wood-effect flooring, a wall-mounted electric heater, and a half-glazed door leading directly out to the garden. Also located on the ground floor is a bathroom complete with a white suite, including a bath, wash basin, toilet, and a wall-mounted heater.

Ascending to the first floor, the central landing provides access to two bedrooms. Both bedrooms feature charming sloping ceilings and ample natural light through double-glazed windows, with one bedroom providing access to a loft hatch. A convenient second washroom is also located on this level, equipped with a toilet, wash basin, and a window overlooking the surroundings.

Externally, the property benefits from an enclosed garden that combines a paved patio seating area with a section of lawn, bordered by mature shrubs and timber fencing. The outdoor space is ideal for outdoor dining or enjoying the peaceful setting. The property features electric heating throughout. Given its layout, presentation, and prime location, this property makes an exceptional holiday let or Airbnb investment.

COMPLIANCE AND KEY INFORMATION

EPC Rating: E

Council Tax Band: C

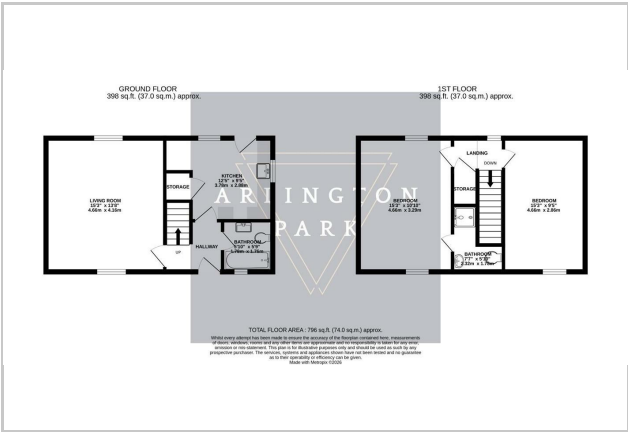
Local Authority: North Norfolk District Council

Broadband: Standard and Superfast internet are typically available in this postcode, offering reliable speeds for everyday use and streaming.

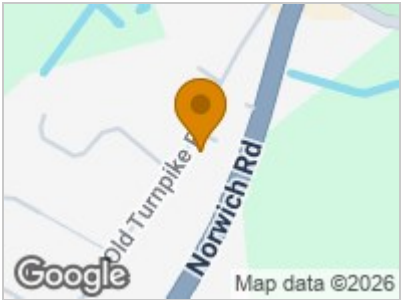
Material Information: The property is of standard brick and flint construction and is understood to be Freehold.

LOCAL AREA AND FACILITIES

Situated in the village of Roughton, Well House enjoys a quiet setting while remaining highly accessible. The property is conveniently located just a short distance from the stunning Felbrigg Hall, a historic National Trust estate perfect for woodland walks and exploring. The vibrant coastal town of Cromer is located approximately three miles away, offering excellent beaches, independent shops, and a variety of leisure options. For transport links, Roughton Road railway station provides regular services on the Bittern Line to Norwich and Cromer. The village itself offers local amenities, and the surrounding North Norfolk countryside provides numerous opportunities for outdoor pursuits.



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		84
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	