



Well Cottage Old Turnpike Road

Roughton, Norwich, NR11 8SP

£315,000



Well Cottage is a charming two-bedroom detached property featuring a traditional Norfolk brick and flint exterior, positioned within the well-connected North Norfolk village of Roughton. Offered to the market for sale, this home presents a fantastic opportunity for buyers seeking a permanent residence or a lucrative holiday let and Airbnb investment. With bright interiors, an enclosed rear garden, and close proximity to the spectacular coastline, it perfectly balances countryside tranquility with accessible amenities.

- Traditional detached brick and flint property
 - Ground-floor family bathroom and first-floor cloakroom
 - Dual-aspect living room featuring an exposed brick fireplace
 - Shingled front area providing convenient off-road parking
- Two well-proportioned first-floor double bedrooms
 - Modern fitted kitchen with direct rear garden access
 - Enclosed private rear garden with a lawn and paved patio
 - Excellent potential as a holiday let or Airbnb investment



DETAILED DESCRIPTION

Well Cottage showcases a quintessential Norfolk exterior with exposed flint, brick quoins, and a classic clay pantile roof. The internal layout flows from a central entrance hallway that provides access to all ground-floor rooms. To one side is a spacious, dual-aspect living room featuring a prominent exposed brick fireplace that serves as a wonderful focal point. Across the hallway is the kitchen, fitted with a range of modern white wall and base units, wood-effect worktops, an integrated stainless-steel sink, an extractor hood, and direct access to the rear garden for easy indoor-outdoor living. A well-appointed bathroom completes the ground-floor accommodation, featuring a white suite with a panelled bath, shower attachment, pedestal wash basin, wall-mounted fan heater, and WC.

Stairs rise from the central hallway to a first-floor landing. The upper level comprises two generously sized double bedrooms, both benefiting from vaulted ceilings, bright aspects, and neutral carpets. A convenient first-floor cloakroom with a WC and corner basin serves these bedrooms. The property is neutrally decorated throughout, providing a bright and airy blank canvas, and is heated via wall-mounted electric storage heaters.

Externally, the property is set back behind a low brick-and-flint wall with a shingled front area providing off-road parking. To the rear, there is a private, enclosed garden featuring a mix of lawn, mature planted borders, and a paved patio area that offers a quiet spot for outdoor dining and relaxation.

COMPLIANCE AND KEY INFORMATION

EPC Rating: E

Council Tax Band: C

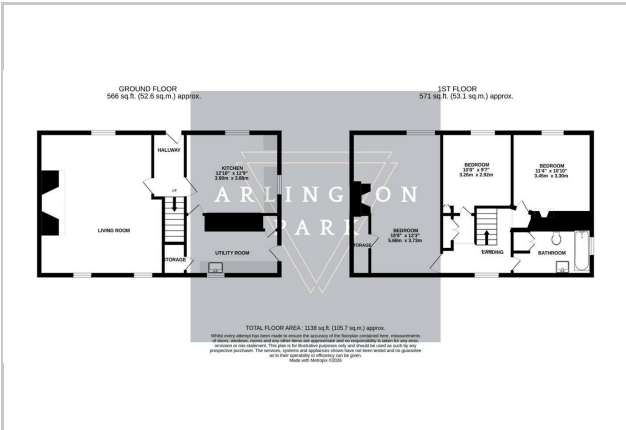
Local Authority: North Norfolk District Council

Broadband: Superfast broadband is typically available in the area, offering download speeds of up to 80 Mbps and upload speeds of up to 20 Mbps.

Tenure: Freehold

LOCAL AREA AND FACILITIES

Roughton is a highly desirable North Norfolk village offering a welcoming community atmosphere. Within the village, residents have access to local amenities and schools, with St Mary's Church of England Primary Academy situated just 300 metres from the property. The village is ideally positioned for exploring the wider region, including the historic National Trust estate of Felbrigg Hall, which is located nearby. The celebrated coastal town of Cromer and its beautiful coastline are also within easy reach. Transport links are well-supported in the area; Roughton Road railway station is situated 4.0 kilometres away, providing wider train connections.



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	46	81
EU Directive 2002/91/EC		

25a Earlham Road, Norwich, Norfolk, NR2 3AD
Tel: 01603 577255 Email: youragent@arlingtonpark.co.uk <https://www.arlingtonpark.co.uk/>