



Bracken Cottage
Hillside | Roughton | Norfolk | NR11 8PB

PACKED WITH PERSONALITY



“In an elevated position at the end of a private lane, this pretty cottage sits in a truly idyllic position.

Looking out over woodland teeming with wildlife,
you can soak up the sun over your morning coffee with birdsong the only sound.

Inside, the colourful character is uplifting and the lovely features sure to charm.

Enormously flexible, you can host a houseful or retreat and relax – the choice is yours.

Well placed for easy access to the coast and the Broads,
you really can enjoy it all here.”



KEY FEATURES

- A Pretty Cottage in an Elevated Position overlooking Woodland, situated between Roughton and Felbrigg
- Three Bedrooms; Two Bath/Shower Rooms
- The Principal Bedroom benefits from an En-Suite
- Kitchen/Breakfast Room with Separate Utility Area and Pantry
- Sitting/Dining Room and a Study
- The Pretty Gardens include a Patio and Potting Shed
- Large Garage with Workshop and Shower Room provides Huge Potential
- Woodland Area with Summerhouse
- The Accommodation extends to 1,045sq.ft
- Energy Rating: E

A lovely welcoming home in a delightful setting, you'll see the appeal before you even step inside. The south-facing orientation and raised position allow the light to flood in to all the principal rooms and you have this wonderful blend of period charm and a relaxed comfort. With very usable outside space to the front and rear, there's more to explore than you might first expect – come and see for yourself!

Quiet Yet Convenient

The cottage sits at the end of a private lane, nestled on a hillside away from it all. There's a friendly community among the residents here – children play together in the woods and the adults get together every so often for a drink. People look out for one another but are never intrusive – something that's very rare these days. When the owners first came to view the house, they were immediately captivated by the sight of a barn owl flying past – this really is a very special spot. With no passing traffic it's refreshingly peaceful, yet it is possible to walk into the village centre if you wanted to, so it's also very handy.

A Sociable Space

Over their years here, the owners spent time getting to know their home before making a number of improvements, including the addition of solar hot water and removal of the old oil fired heating, replacing it with a wood stove, which powers the radiators. The result is a property that's both practical and attractive, bursting with cosy character but easy to care for and to live in. You come into a pretty entrance hall with double doors to the kitchen breakfast room, finding yourself in a dining area, part open to the sitting room. This makes for a very sociable space. One of the owners is a keen cook and loves to whip up supper for friends whilst they sit around the table. You have the working area to yourself and nobody gets under your feet, but you're also part of the conversation.





KEY FEATURES

Beyond the kitchen is a utility and pantry, whilst the other side of the dining area you have the main sitting room. There's a solid fuel burner in here that warms the room beautifully and sends heat to the bedrooms above, spreading throughout the cottage. Also on the ground floor is a full bathroom and a room currently used as a study, again with a log burner. This would make a great bedroom and doubles as a guest suite when the owners have a houseful, as they frequently do – they love to entertain. Upstairs there are three bedrooms, one of which has an en-suite shower room. The views from up here are particularly lovely.

So Much To See

Outside, the front garden faces south and includes established flower beds, a potting shed and a large garage with workshop and shower room, offering huge potential for a variety of uses. The owners enjoy breakfast on the patio on dry mornings from springtime onwards, with the elevated position meaning there's plenty of sun. A path leads around to the back garden, where a pathway meanders through the woodland planting to the trees beyond. The owners have a summerhouse here and a bench from which to sit and enjoy the outlook. They have filled the garden with aromatics and in late spring and summer the air is scented with lavender, fennel, sage and more. These also attract plenty of bees and butterflies. Once you're tucked away here, you may well not want to leave, but you'd be missing a trick, as this is a lovely area and there's lots to do. If you go into the village, there's an excellent fish and chip shop, a play park, a primary school and a useful shop, as well as a station for travel down to Norwich or up to Sheringham. Visit nearby Felbrigg and walk through the parkland trails there, or walk or cycle to Cromer, which is just a couple of miles away from the cottage. You can drive along the coast road or jump on the Coasthopper bus from Cromer and head off for long walks across the marshes in North Norfolk. Some of the county's most highly regarded pubs and eateries are close by, including the Gunton Arms and the Suffield Arms. One of the owners is a keen sailor and the heart of the Norfolk Broads is around half an hour away, so you can head out on the water with ease.





























INFORMATION



On The Doorstep

The village benefits from a playground, garage with shop and Post Office, popular fish and chip shop, Norman church, pub and primary school. Hop in the car and you can reach the Norfolk Broads in half an hour or less, head up to Cromer or Sheringham, which are both very close, explore the attractive market towns of Reepham and Aylsham, or stroll around the historic homes and glorious gardens of Blickling and Felbrigg.

How Far Is It To?

Roughton is located on the A140 about 3 miles south of the coastal resort of Cromer and the North Norfolk coastline. The popular Georgian village of Holt is about 10 miles away and the independent school of Greshams has a very high reputation. The city of Norwich lies some 20 miles to the south and has a much wider range of facilities and amenities including a main line rail link to London Liverpool Street and an international airport as well as two shopping malls, restaurants, cafés, cinemas and theatres to name but a few.

Directions

From Norwich proceed north on the A140. Bypass Aylsham and continue towards Cromer on the A140. On entering Roughton, proceed past the petrol station and at the roundabout, take the 1st exit onto Chapel Road/B1436. Follow this road and then turn right onto Hillside. As you turn off the road it is the rightmost track of the two, and the property will be found clearly signposted with the house sign and with a Fine & Country For Sale Board.

Services, District Council and Tenure

Solid Fuel Heating, Mains Water, Mains Drainage

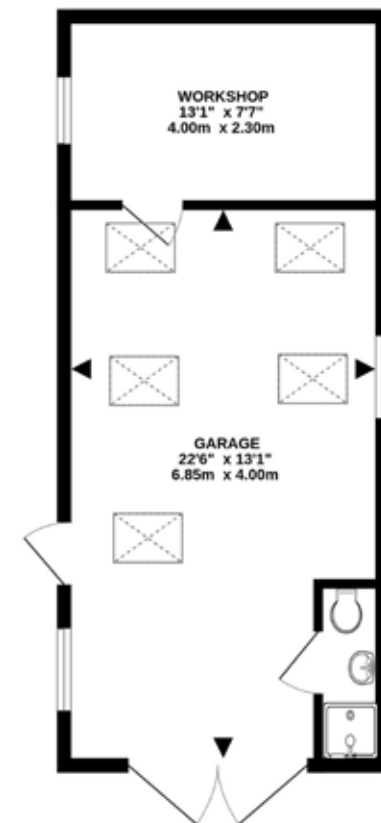
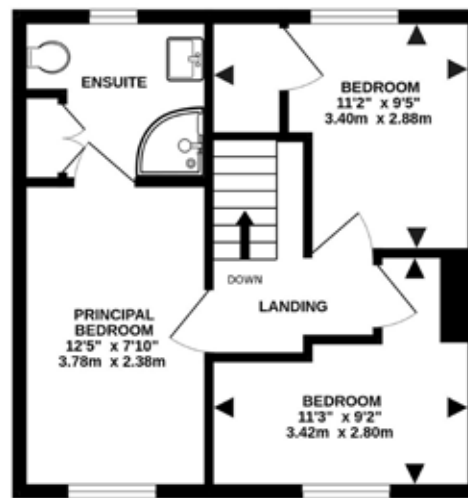
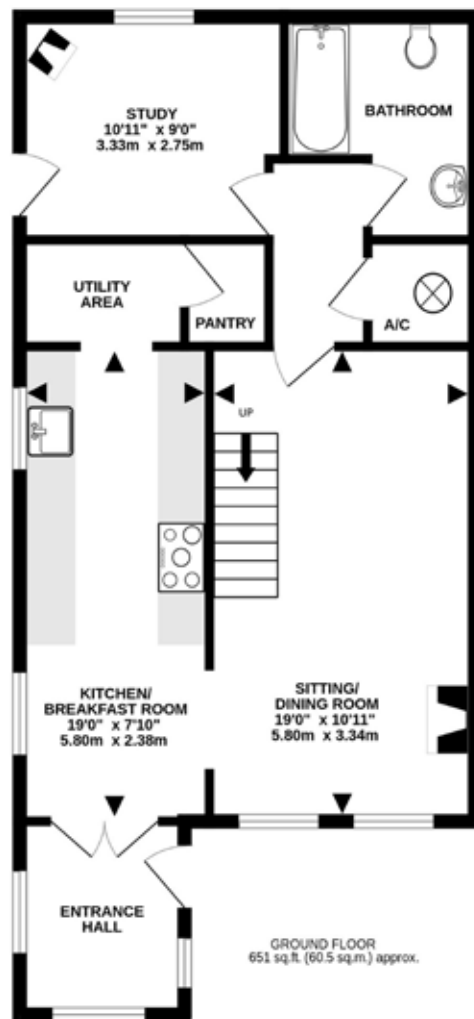
Broadband Available - Full Fibre to the Premises

Mobile Phone Reception - varies depending on network provider

Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability

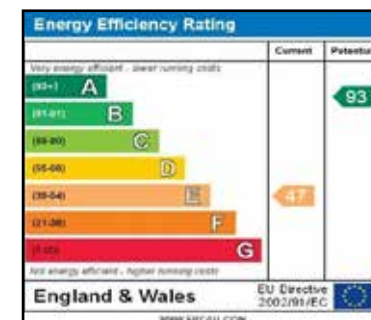
North Norfolk District Council - Tax Band C

Freehold



FLOOR AREA - HOUSE (EXCLUDING GARAGE) : 1045 sq.ft. (93.3 sq.m.) approx.
TOTAL FLOOR AREA : 1398 sq.ft. (129.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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