



THE STORY OF

# Field View Cottage

*Roughton, Norfolk*

SOWERBYS

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# Field View Cottage

Metton Road, Roughton, Norfolk  
NR11 8QT

Two Miles from The Felbrigg Estate

Short Drive to Nearest Large Town

Gorgeous Field Views

Attractive Brick and Flint Construction

Adaptable Layout

Potential to Increase Value

Three Bedrooms

Immaculate Garden

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“We have lived here for more than seven years now and have loved every moment. The views are something we have never, ever grown tired of.”

Beautifully located within Norfolk's countryside, this charming and much-loved home is located in between Metton and Roughton, just about two miles south of the Felbrigg Estate. Only a short drive to the increasingly popular town of Cromer you can find its vibrant high street full of independent shops, cafés, bars, transport links, and - of course - its beautiful beaches.

Field View Cottage is quite unassuming from the frontage, but once inside you really start to take in all that this

wonderful brick and flint home has to offer.

There is a cosy wood-burning stove in the living room, where there are also double doors leading out onto the patio, and a further set of double doors from the hallway just before you get to the large adaptable room, currently used as the dining room. The dynamic of the ground floor works tremendously well and is quite versatile, which creates an opportunity to “open out” the kitchen and incorporate it with the dining room.





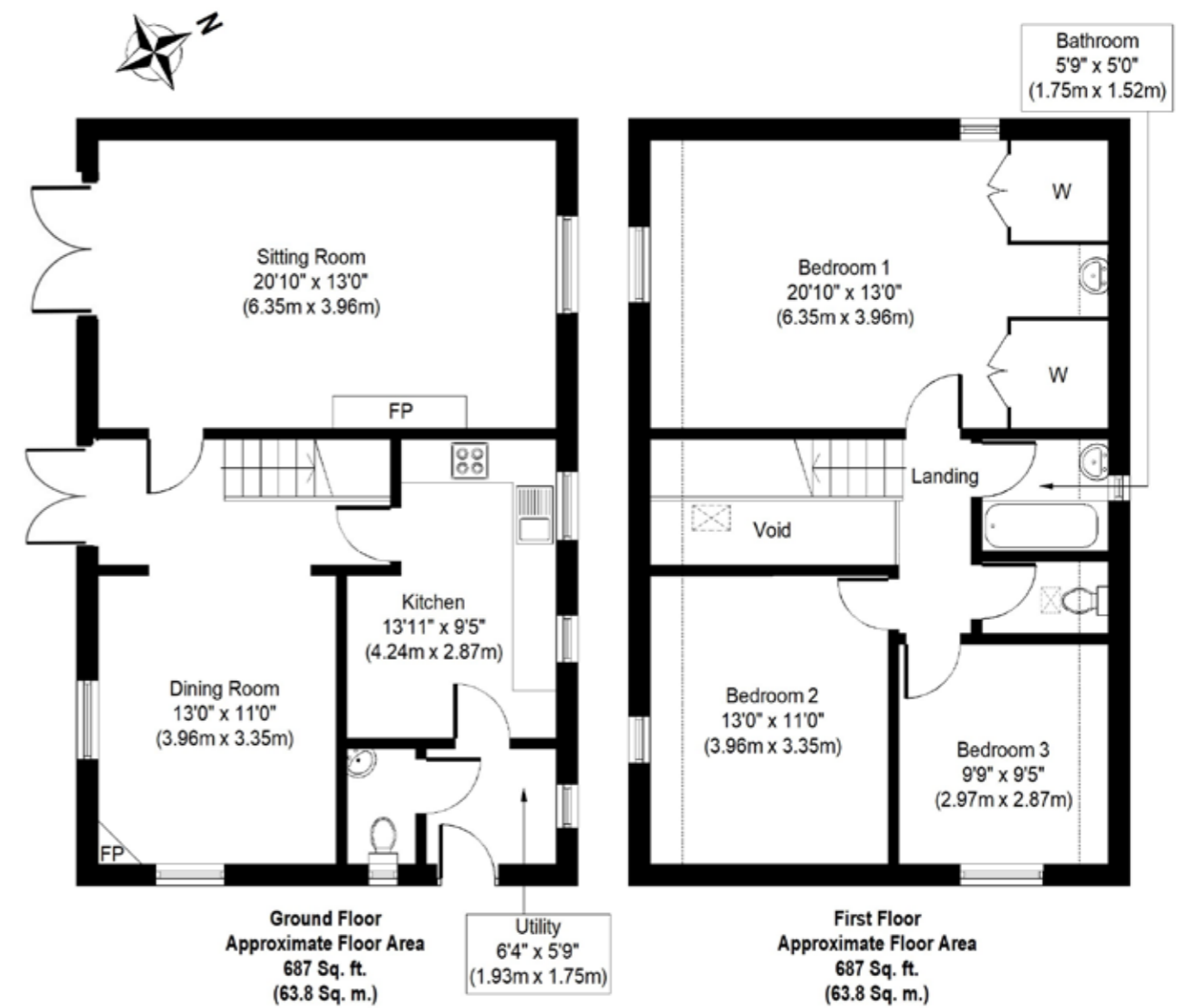
With the view down the garden facing south-west, the property has a fresh feel of brightness and intertwines with the garden and views brilliantly. The upstairs is no exception to this theme, where all three bedrooms are of a great size and, again, there is another chance to increase the value here by utilising part of the principal bedroom with the existing plumbing to enjoy an en-suite which would accompany the family bathroom and WC.



With a big driveway which offers plenty of parking, or storage for larger vehicles, the rear garden balances the property well with its immaculate presentation, and added size thanks to the current owner's clever purchase of more land. The garden is certainly the place to be, no matter the time of year, or even day, as the views are the perfect tonic to the tranquillity that will take the hearts of even the strictest of property searchers.



“We love the views from the back and across the fields.”



SOWERBYS — a new home is just the beginning

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.  
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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



“Our calm and spacious home is tucked away in a peaceful and private location.”

THE VENDOR



### SERVICES CONNECTED

Mains water, electricity and drainage. Electric heating.

### COUNCIL TAX

Band D.

### ENERGY EFFICIENCY RATING

E. Ref:- 0370-2449-9310-2097-3055

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

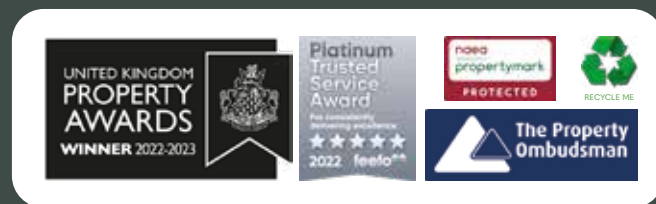
Freehold.

### LOCATION

What3words: ///exclusive.zealous.aliens

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# SOWERBYS



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