



THE STORY OF

# The Lilacs

*Roughton, Norfolk*

SOWERBYS

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# The Lilacs

Chapel Road, Roughton, Norfolk,  
NR11 8QP

Beautifully Set in Roughton

Moments Drive Away from Cromer and  
with Quick Access to Norwich

Well-Presented and Much-Loved Family Home

Three Bedrooms

Two Bedroom and One Bathroom Self-Contained Annexe

Incredible Annexe which Suits Full-Time Living Perfectly

Off-Road Parking

**SOWERBYS HOLT OFFICE**  
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holt@sowerbys.com



“The garden has played host to numerous garden parties and even a wedding reception...”

Steeped in history and dating back to 1901, this charming residence has been under the care of its current owner for two decades. Whilst already well-maintained upon acquisition, the owner has consistently upgraded and enhanced the property, including the installation of double-glazed sash windows, the addition of a conservatory to the main cottage itself and the transformation of the garage into the most impressive standalone annexe with a spacious conservatory.

The Lilacs boasts versatility, featuring a glazed porch leading to the central area. From here, access is granted to the dining room on one side and the sitting room on the other. The dining room,

with its ample space for both seating and dining, features a striking fireplace and double doors opening onto the kitchen. French doors from the kitchen lead to a sunlit patio, creating a delightful spot to begin the day. A convenient utility room complements the kitchen, enhancing its functionality for family living or entertaining. The sitting room, adorned with a fireplace and double doors, opens onto the conservatory, while a secluded study at the rear offers an ideal space for work or study.

Upstairs, the spacious principal suite boasts abundant built-in storage and a large en-suite, with two additional double bedrooms sharing a family bathroom.





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.



Outside, the property continues to captivate with a sheltered courtyard and a sun-soaked stepped patio, offering many chances to find that perfect spot to unwind and relax. The expansive garden, bursting with an array of colour, has played host to numerous garden parties and even a wedding reception. Additional features include a summerhouse, greenhouse, and raised vegetable beds, all enclosed and set back from the road.

The annexe offers two bedrooms, a shower room, additional cloakroom, kitchen, and sitting room, presenting a well-proportioned living space ideal for comfortable living. Recently utilised as a holiday let, the annexe received acclaim, earning a coveted award in its first year. This substantial annexe truly is one of a kind.



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 Sowerbys



“...a charming residence, steeped in history, The Lilacs dates back to 1901.”

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### SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating.

### COUNCIL TAX

Band D.

### ENERGY EFFICIENCY RATING

D. Ref:- 2912-7321-5190-0126-3222

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

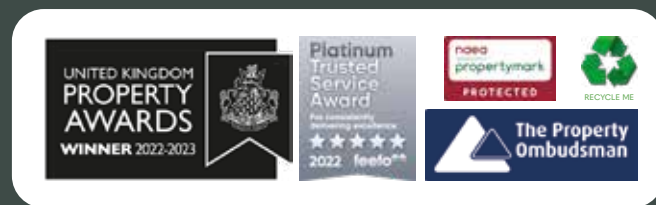
Freehold.

### LOCATION

What3words: ///scary.organic.strumming

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