



THE STORY OF

Southerly

Roughton, Norfolk

SOWERBYS



THE STORY OF

Southerly, Chapel Road

Roughton, Norfolk
NR11 8AF

Detached Two-
Bedroom Property

A Unique Renovation
Opportunity in a Prime
Village Location

Prime Location just 3.5
Miles from Cromer and 35
Minutes from Norwich

Generous Plot Approaching
1/3 Acre (STMS) with Potential
for Extension (STPP)

Large Double Garage with
WC and Shower Room

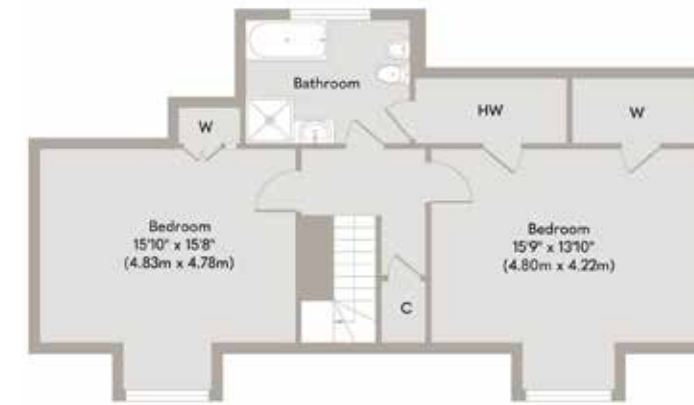
SOWERBYS HOLT OFFICE
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Located in the heart of Roughton, Southerly is an exceptional renovation project offering incredible potential. This detached two-bedroom, one-bathroom home boasts an expansive footprint, with a ground floor more than twice the size of the first floor, creating a wealth of possibilities for reconfiguration or expansion. The adaptable space allows for additional accommodation or even a complete redesign to suit your vision.

Situated just under 3.5 miles from Cromer, you can easily access the stunning Norfolk coastline, while Norwich Train Station is just a 35-minute drive away or a short train journey from Cromer itself.

With flexible accommodation, and outstanding location, Southerly is an exciting opportunity for those looking to create something truly special. Whether you envision a dream home, an investment project, or a combination of both, this property is a rare find in a sought-after setting. Viewing is highly recommended to appreciate the full potential of this remarkable offering.

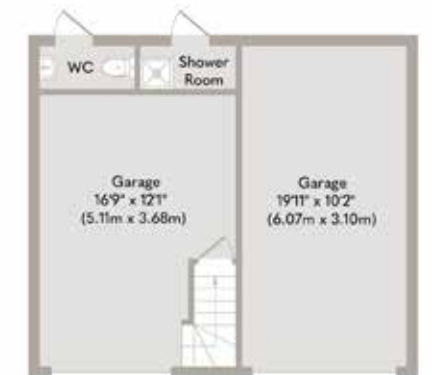




First Floor
Approximate Floor Area
681 sq. ft
(63.26 sq. m)



Ground Floor
Approximate Floor Area
1,474 sq. ft
(136.93 sq. m)



Outbuilding
Approximate Floor Area
446 sq. ft
(41.43 sq. m)

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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Roughton

TRANQUIL CHARM IN RURAL ENGLAND

Roughton is a picturesque village nestled in the heart of Norfolk, England. Known for its quintessential English charm, Roughton boasts a tranquil atmosphere with its winding lanes lined by quaint cottages adorned with blooming gardens.

Surrounded by lush green fields and woodlands, it offers a serene retreat from the hustle and bustle of city life. The village is steeped in history, evident in its ancient parish church and traditional village pub, where locals gather for hearty meals and friendly conversation.

Roughton's proximity to the stunning Norfolk coastline and its accessibility to nearby towns like Cromer and Norwich make it an ideal destination for both relaxation and exploration.



Note from Sowerbys



“The property is situated just under 3.5 miles from Cromer...”



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 0370-2414-4420-2895-0675

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: ///scrolled.hungry.diet

AGENTS NOTE

Land to rear is being sold separately (outlying planning for four dwellings) Southerly and Land currently share a title which will be split during the conveyance. Please ask office for further details.

These particulars and measurements 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 firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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