



THE HANWORTH

Jonas Farm Barns, Cromer Road, Roughton, Norfolk, NR11 8PF
Guide Price £225,000

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LOCATION

Roughton is a rural village and civil parish, 3 miles south of the traditional seaside town of Cromer and under a mile from the National Trust property Felbrigg Hall, gardens and estate.

Facilities in the village include a primary school, The New Inn public house, village hall, fish and chip shop, play area, garage, windmill and fishing lake. St Mary's Church is one of 124 existing round-tower churches in Norfolk, believed to be of Saxon origin. For foodies, the renowned Suffield Arms and The Gunton Arms are a five minute drive away and well worth a visit.

Nearby Cromer is famous for its seafood, most specifically the nationally renowned Cromer Crab. It is a bustling town with a thriving local community, alongside the year round tourists visiting. Much of the town is testament to its Victorian architecture and has one of only five UK seaside pier's with a full working, flourishing theatre and home to the only end of pier show of it's kind in the World! Cromer has an excellent choice of restaurants, cafés, bars and pubs and independent shops and also a local hospital, doctors surgeries, dentists, supermarkets and a cinema.

Roughton is well served by public transport with a train station and regular buses providing links to Cromer and Norwich and beyond.

DESCRIPTION

The Hanworth is a stunning single-storey brick and flint one bedroom semi-detached barn conversion in the village of Roughton. Jonas Farm Barns was a working farm up to 2002 and The Hanworth forms part of an exclusive development of nine converted farm buildings, just a few miles from the historic seaside town of Cromer.

This comfortable home has many character features, including high vaulted ceilings, exposed beams and brickwork and is flooded with light throughout.

The fantastic open plan living space includes a dining area, a sitting room and a kitchen. The kitchen features fitted cupboards on the top and bottom, a single oven with a ceramic hob and extractor hood above, a single stainless steel sink, under counter fridge and space for a washing machine and dishwasher.

The double bedroom next door is a generous size with a window to the side, an exposed brick wall and plenty of room for a king size bed and additional furniture.

The bathroom has a hand wash basin, loo and walk-in shower and a window to the side.

The property is available as a turnkey, complete with all the furniture and fittings and white goods (barring some personal items).

OUTSIDE

There is an enclosed private garden at the front, which is laid to gravel and with plenty of space for al fresco eating during the warmer months. There is one parking space adjoining the property, as well as extra visitor parking by the play area for guests.

Laundry facilities are offered in an outbuilding close by, which is shared by six residences.

The indoor swimming pool, which is heated throughout the year, is shared by the nine residences and has changing rooms and loos.

There is also a play area next to the pool with stunning rural views.

Annual Management Charge: Maintenance of shared driveway, swimming pool and play area £2,000 per annum.



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THE HANWORTH, ROUGHTON
TOTAL FLOOR AREA : 426sq.ft (39.6 sq.m) approx

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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