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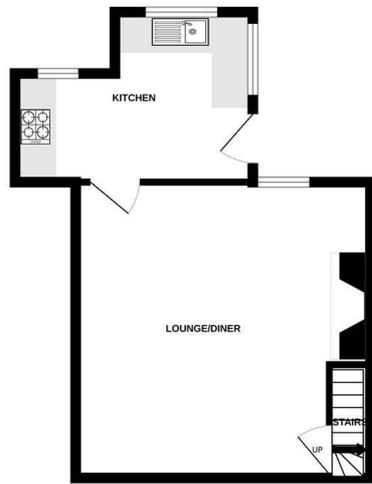
1 Grove Corner Back Lane | | Roughton | NR11 8QS

Guide Price £250,000

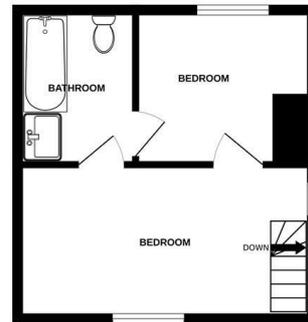
****GUIDE PRICE £250,000 TO £260,000**** Once part of the historic Felbrigg Hall Estate and dating back to around 1750, this exquisite Brick & Flint cottage offers a rare opportunity to own a beautifully restored slice of Norfolk's heritage – just a walk away via footpaths from Felbrigg Hall itself. Lovingly renovated over the last decade, the property blends period character with modern comfort. Key structural upgrades include a completely new roof in 2012 with new trusses, battens, felt and handmade heritage tiles – all signed off – as well as full rewiring (with certificate), replumbing, and a serviced LPG boiler that's barely been used due to the home being a holiday let. A full gas radiator system has been installed with new piping and radiators in all rooms, plus an electric towel rail in the bathroom. Inside, the charm is endless: handmade Norfolk pamment tiles laid over an insulated limecrete floor (with foamed glass beneath) in the sitting room, reclaimed schoolhouse flooring in the kitchen, and hand-built kitchen units with solid wood worktops. The kitchen also boasts an exposed original flint wall, vintage stable door, and integrated appliances including an electric cooker, washing machine and fridge. The lounge/diner is a cosy haven with original oak beams, a grand Inglenook fireplace, and a powerful 9kW wood burner that can heat the entire house when the doors are open. Witch marks etched into the oak bressumer beam nod to the home's intriguing past. Upstairs features new floor supports and wood flooring, two double bedrooms, and a stylish Jack & Jill bathroom with a full suite, vintage sink, and mixer shower over bath. Throughout the home you'll find lime-rich plaster, original doors, and timeless attention to detail. Outside, enjoy two distinct garden areas with lawns and colourful flower borders – perfect for peaceful mornings or al fresco dining. A truly enchanting period home, modernised with care and craftsmanship rarely found.

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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Location

Located in the popular village of Roughton, the property enjoys easy access to local amenities including a school, shop, pub, and fish and chip shop. Nearby Felbrigg Hall and a network of scenic walks offer plenty of outdoor enjoyment. The coastal town of Cromer is under five miles away, known for its award-winning beaches, historic pier, and full range of services, including a hospital, train station, and leisure facilities. Excellent schooling options are available locally, including Gresham's School and Beeston Hall.

Accommodation Comprises

Front door to:

Kitchen 12'11" x 10'4"

Reclaimed wooden flooring (from an old school), exposed timber beams, exposed original flint wall, dual-aspect timber double-glazed windows (side and rear), wall-mounted radiator, smart thermostat, hand-built base units, solid wood work surfaces, sink and drainer unit, electric double oven, fitted cooker hood, washing machine, fridge, door to lounge.

Lounge/Diner 16'6" x 14'6"

9kW wood burner inset to Inglenook fireplace with oak bressumer and space for wood storage, pamment tiled flooring, wooden beams, alcove for TV and audio equipment, boiler with carbon monoxide sensor housed to the side of the fireplace, door to Norfolk winder staircase, dual-aspect double-glazed timber window to the front with field views.

Bedroom One 11'5" x 8'11"

Double glazed windows to front and side, radiator, wooden flooring, door to second bedroom and bathroom.

Bedroom Two 14'9" x 8'5"

Double glazed window, radiator, wooden flooring, door to bathroom.

Bathroom

Bath with shower over, low level WC, bespoke hand wash basin, wooden flooring, heated towel rail.

Outside

A charming cottage-style garden offering a delightful blend of patio and lawn areas, perfect for relaxing or entertaining outdoors. The garden features a dedicated outside dining space ideal for al fresco meals, and is beautifully planted with a variety of colourful flower and fragrant herb beds that bring year-round interest. This tranquil outdoor haven complements the character of the cottage perfectly, creating a peaceful retreat just steps from your door.

Local Authority

North Norfolk District Council, Tax Band B.

Tenure

Freehold

Utilities

Fibre to the cabinet broadband available.
Mains water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

North Norfolk District Council, Tax Band B

Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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