



Well House Old Turnpike Road, Roughton - NR11 8SP

£330,000 Freehold

Chain-free 2 bedroom, 2 bathroom detached home • Peaceful village setting close to the North Norfolk coast • Easy access to Cromer, beaches and countryside walks • Warm and inviting accommodation filled with natural light • Private outdoor space ideal for relaxing and entertaining • A charming blend of countryside calm and coastal convenience

henleys
ESTATE AGENCY SIMPLIFIED

01263 511111
cromer@henleyshomes.co.uk

Set within the peaceful village of Roughton, just a short drive from the Norfolk coastline, this charming home enjoys the best of both countryside calm and coastal living. With Cromer's celebrated pier, beaches and cafés close by, alongside easy access to Felbrigg Hall and the surrounding North Norfolk countryside, the setting feels wonderfully connected yet delightfully tucked away. Village amenities including a local shop, pub and everyday essentials are all within easy reach, creating an easy rhythm to daily life.

Inside, the property offers a warm and welcoming atmosphere, perfectly suited to both relaxed family living and quieter moments alike. Light-filled rooms flow comfortably from one to the next, with a sense of practicality balanced by homely character throughout. The accommodation has been thoughtfully arranged to create inviting spaces for entertaining, unwinding and everyday living, while the overall feel is one of comfort, ease and understated charm that perfectly balances a period aesthetic with a modern finish.

Outside, the home continues to impress with its private setting and space to enjoy the outdoors in every season. Whether relaxing with a morning coffee, gardening, or hosting friends on warmer evenings, the grounds provide a peaceful backdrop to village life. A wonderful opportunity to embrace the North Norfolk lifestyle, this is a home that combines coast, countryside and comfort in equal measure.

Council Tax

Band C.

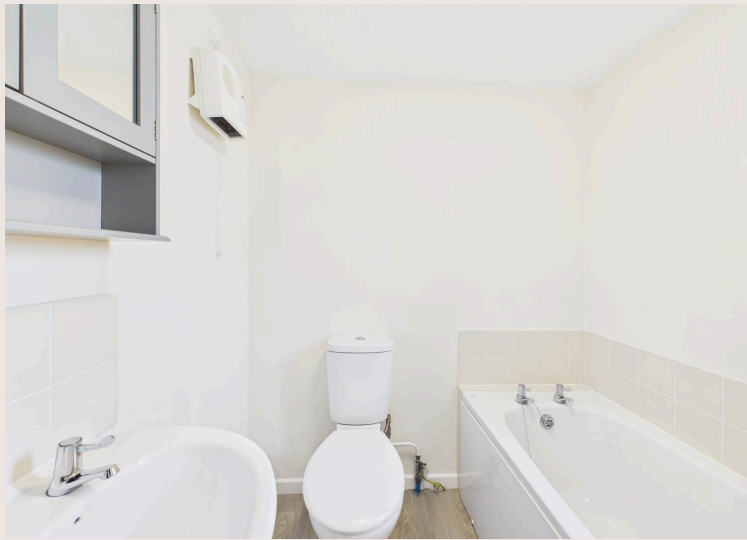
EPC Rating

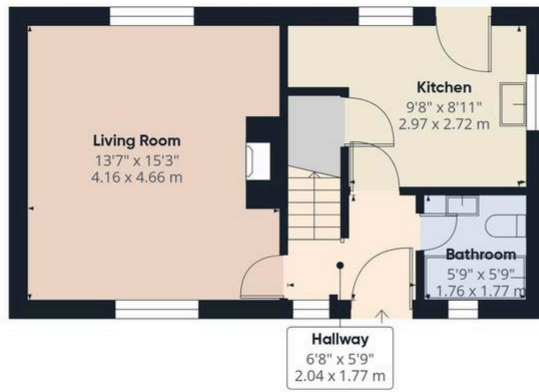
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Services Connected

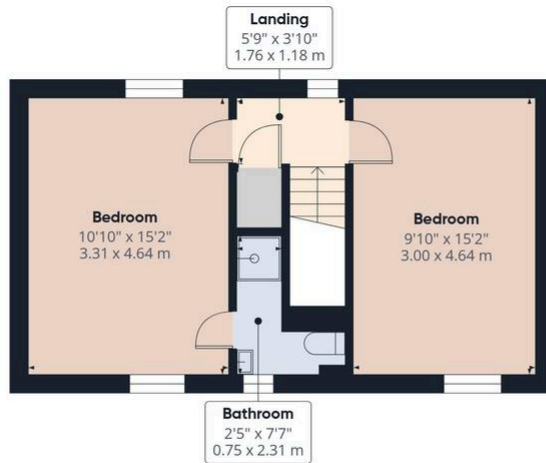
Mains water, electricity and drainage. Electric heating.







Ground Floor



Floor 1



Approximate total area⁽¹⁾
771 ft²
71.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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If you'd like to know more about this home, get in touch or pop into our Cromer branch. Whether it's a quick question about the property or a chat about selling your own home, we're here to help with straightforward advice.



15 West Street, Cromer, Norfolk, NR27 9HZ

01263 511111 • hello@henleyshomes.co.uk • henleyshomes.co.uk

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