



Well Cottage Old Turnpike Road, Roughton - NR11 8SP

£330,000 Freehold

Chain-free • Charming three bedroom character cottage in the sought-after village of Roughton • Easy reach of the North Norfolk coast, Cromer and Norwich • Warm and inviting accommodation with cottage-style appeal • Attractive outside space ideal for relaxing and entertaining • Peaceful countryside setting with strong local community feel

henleys
ESTATE AGENCY SIMPLIFIED

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Positioned within the well-connected North Norfolk village of Roughton, Well Cottage enjoys a peaceful setting surrounded by open countryside whilst remaining within easy reach of the coastline at Cromer. The village itself offers a traditional Norfolk atmosphere with a strong sense of community, complemented by a local pub, primary school and convenient access to woodland walks, coastal routes and nearby amenities. Perfectly placed for those seeking a quieter pace of life without feeling isolated, the property combines countryside living with excellent connections to the wider North Norfolk area and onward to Norwich.

Internally, Well Cottage offers beautifully balanced accommodation full of warmth and character, ideally suited to those seeking a comfortable main residence close to the North Norfolk coast. The property provides three well-proportioned double bedrooms alongside inviting living spaces that flow naturally throughout, creating a home that is both practical and welcoming. Cottage-style features, thoughtful proportions and an abundance of natural light combine to enhance the relaxed atmosphere, while the overall presentation reflects the timeless appeal expected of a traditional Norfolk cottage. Equally appealing as a permanent home or coastal escape, the cottage has also demonstrated strong appeal as a long-term rental investment.

Outside, the property continues to impress with attractive outdoor areas designed to make the most of its peaceful village surroundings. Whether enjoying quiet mornings, entertaining during the warmer months or simply appreciating the countryside setting, the gardens and external space provide a wonderful extension to the home. A charming Norfolk cottage in a desirable village setting, Well Cottage perfectly combines character, comfort and coastal convenience.

Council Tax

Band C.

EPC Rating

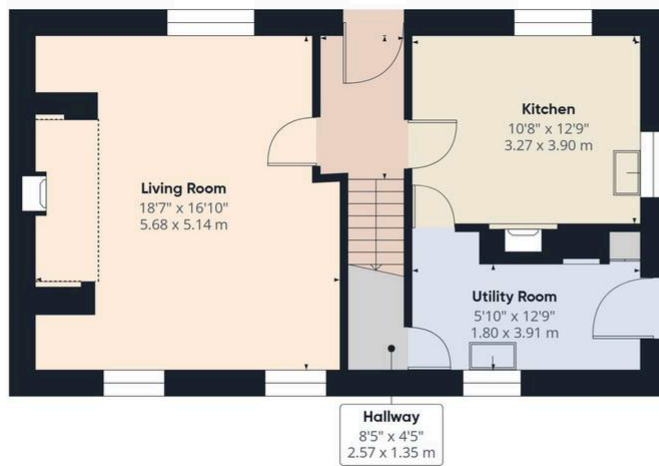
E.

Services Connected

Mains water, electricity and drainage. Electric storage heaters.







Ground Floor



Floor 1



Approximate total area⁽¹⁾

1127 ft²
104.8 m²

Reduced headroom

31 ft²
2.9 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

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Come in & see us

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.



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