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Select

Lime Tree House  
Old Turnpike Road  
Roughton



A BEAUTIFULLY PRESENTED FAMILY HOME OFFERING FLEXIBLE FOUR/FIVE-BEDROOM ACCOMMODATION WITH MANY EXEMPLARY FEATURES

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## Lime Tree House, Old Turnpike Road, Roughton, NR11 8SP

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### RECEPTION HALL

This welcoming reception hall is on two levels, the lower level features a partially vaulted ceiling with exposed timbers, and an attractive wooden effect floor which continues to the higher level. From the lower level there is access to the office and utility room, two steps take you to the higher level, from where doors open to the cloakroom, sitting room and kitchen/dining room. Solid wood stairs lead to the first floor.

### OFFICE

This spacious home office has a bay window to the front aspect, and a window to the rear overlooking the garden. This room could readily double as a bedroom if required.

### UTILITY ROOM

A practical room fitted with sink unit and storage, space is provided for a washing machine and tumble drier. A stable door with window alongside opens to the rear garden.

### CLOAKROOM

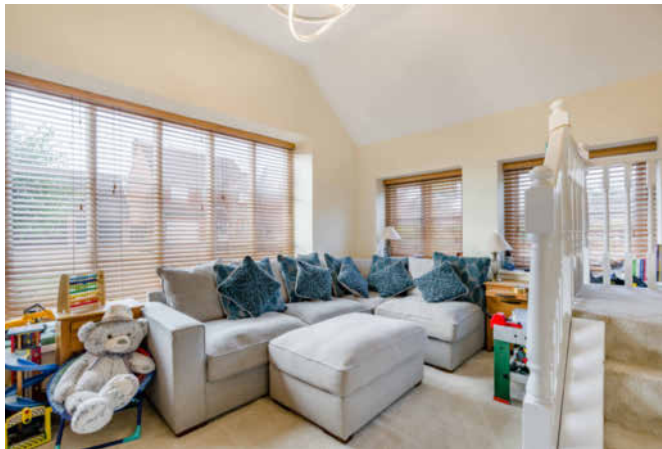
With wc and hand wash basin, fitted storage.

### SITTING ROOM

This wonderful room, has windows to two aspects and features a heavily beamed ceiling. An impressive exposed brick chimney breast provides a fireplace with raised pavement hearth and hood and wood storage. A door leads through to the snug/family room.







## SNUG/FAMILY ROOM

Having steps down from the sitting room, this versatile reception room was once the village shop. Windows to two aspects allow for plenty of natural light. This room has previously been used as both an office and bedroom.

## KITCHEN/DINING ROOM

This impressive room, with glazed double doors from the reception hall, features a heavily beamed ceiling along with exposed posts. The kitchen area is fitted with a modern kitchen with an excellent range of base drawer and cupboard units along with wine storage, having granite worksurfaces over. Matching wall cabinets provide further

storage and there is an inset double butler sink with mixer tap over. Within the kitchen there is a fitted dishwasher and space for a range style cooker with hood over. An island with solid wood top provides a lovely breakfast area with storage under. Alongside this island are further full height larder units with space for an American style fridge/freezer. The kitchen features exposed wood effect flooring



which continues to the dining area. As with the kitchen area this ideal formal dining space has a heavily beamed ceiling. French doors lead out to the side aspect, and a stable door opens to the rear.

### LANDING

A partially galleried landing with windows to the side aspect and attractive wooden flooring.

### BEDROOM 1

This generous principal bedroom has windows to two aspects offering a view of the garden and beyond towards the village church. Attractive wooden flooring.

### EN-SUITE

Fitted with a stylish, contemporary suite comprising shower in oversize cubicle, wc with concealed cistern, vanity hand wash basin with storage under and alongside. Fitted mirror and shelving.

### BEDROOM 2

With window to the side aspect. Attractive wooden flooring.

### BATHROOM

As with the en-suite this room is fitted with a contemporary suite which comprises a bath with shower and screen over, separate shower in cubicle, wc with concealed cistern and vanity hand wash basin with storage under and alongside, and fitted mirror over.

### BEDROOM 3

Another generous room, with a window to the side aspect. Attractive wooden flooring.

### BEDROOM 4

With a window to the side aspect. Attractive wooden flooring.





## EXTERNAL

The property stands back from the road, with a wide driveway providing parking, from this area steps lead up to the front door, and a slope leads alongside the house to the rear garden. The main garden lies to the rear and side of the property and has a south eastern aspect. Adjoining the house is a wide, paved sun terrace complete with pergola having built in blinds. Steps lead up from this area to a



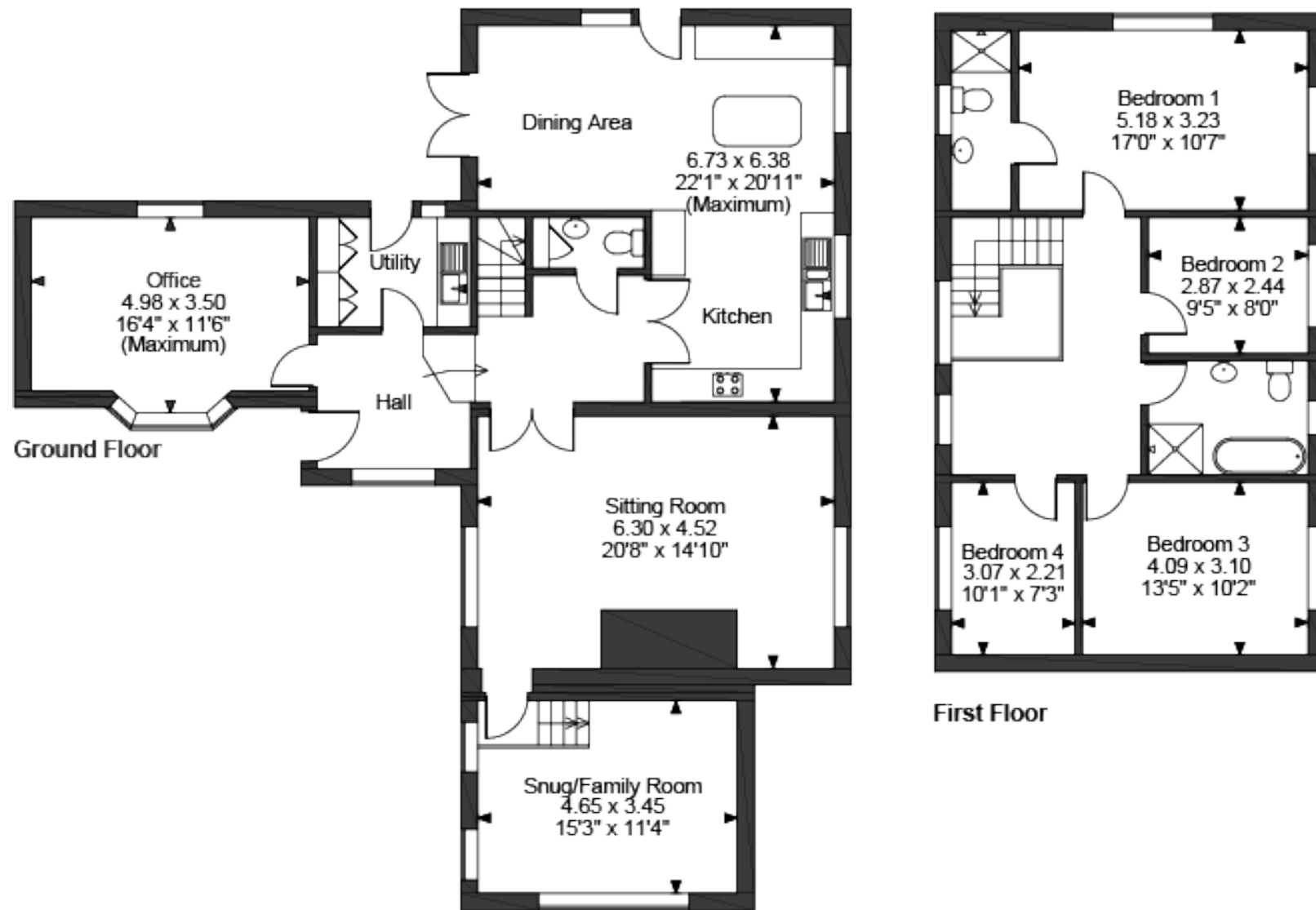
wide lawn, which wraps around the house and features mature trees, hedging and well planted flower beds. Beyond this more formal area, the garden continues to a further parcel of land, screened by mature hedging. This area includes a shed, greenhouse, playhouse, chicken run and several fruit trees. An ideal spot to create a vegetable garden.

## AGENTS NOTE

Planning consent, now lapsed, was granted in 2017 by North Norfolk District Council, for a two storey extension to create further first floor accommodation, new vehicle access and garaging. North Norfolk Planning Reference: PF/17/0731.



Lime Tree House, Old Turnpike Road, Roughton, Norwich, Norfolk



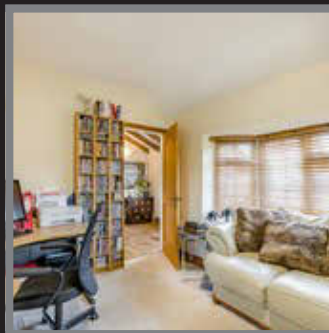
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The position & size of doors, windows, appliances and other features are approximate only.

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# Select

£700,000



Understood to date from the 1800s, this former farmhouse offers flexible, character accommodation, with modern practicalities such as underfloor heating, to both the ground and first floors, double glazing and modern bathrooms, kitchen and utility room. Period features have been retained or recreated throughout, evidenced by a wealth of exposed timbers, an impressive fireplace to the sitting room and some exposed brickwork.

The ground floor accommodation features an impressive reception hall, wonderful kitchen/dining room, sitting room, family room which was once the village shop and an office. Flexibility is provided to offer a ground floor bedroom, by using the office or family room if required. On the first floor there are four bedrooms and family bathroom, the principal bedroom having an en-suite shower room.

Externally there is parking, and a generous garden with sun terrace having a pergola, adjoining the house. The garden includes an extensive area of lawn, well planted flower beds, play area, vegetable garden and numerous fruit trees. Roughton is well situated for access to the north Norfolk coast, with Cromer being only 3 miles to the north, as well as to the County Capital, Norwich. The village is well connected by bus links to Comer, Sheringham (via Cromer), North Walsham and Norwich. The village boasts a petrol station with shop, public house, primary school as well as a well-known Fish & Chip shop.

EPC Rating: E

Council Tax Band: E

Tenure: Freehold

Viewing by appointment with our  
Select Consultant on

01603 221797

or email [select.norwich@sequencehome.co.uk](mailto:select.norwich@sequencehome.co.uk)

William H Brown, 5 Bank Plain, Norwich, Norfolk NR2 4SF



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