ARLINGTON PARK







# Strand Cottage Norwich Road

Roughton, Norwich, NR11 8SJ

Asking Price £250,000

2 2 2 E

**Positioned in the popular North Norfolk village of Roughton, Strand Cottage is a captivating Mid-17th Century Grade II listed home brimming with historical charm. With its exposed principal timber beams, unique 17th Century wall paintings, and winding staircase, this spacious property offers a rare chance to let a piece of local history. The home presents a fantastic opportunity for those seeking a characterful residence close to the coast, providing a perfect blend of period features and modern conveniences.**

- Charming two-bedroom semi-detached period cottage
- Striking brick inglenook fireplace displaying historic wall paintings.
- Well-appointed family bathroom featuring a separate bath and shower cubicle.
- Two flexible attic spaces located on the second floor.
- Charming Mid-17th Century Grade II listed period cottage.
- Versatile accommodation spanning approximately 1872 square feet across three floors.
- Attached carport and a generous 16-foot workshop space.
- Convenient village location with easy access to the North Norfolk coast.



## DETAILED DESCRIPTION

Stepping inside Strand Cottage, you are immediately greeted by an abundance of period charm and historical character. The property boasts a wealth of exposed principal wooden ceiling beams with ogee and nicked chamfer stops, alongside thick walls of coursed flint with brick dressings that highlight its Grade II listed heritage. The layout, as detailed on the accompanying floorplan, offers a substantial 1872 square feet of versatile living space. The ground floor features a spacious 20-foot sitting room, which flows smoothly into the adjacent areas, including a convenient WC and a well-proportioned kitchen. From the kitchen, there is direct access to an attached carport and a generous 16-foot workshop, providing excellent parking and hobby space.

A beautiful, original winding staircase beside the stack leads you elegantly between the floors. The first floor comprises two well-proportioned bedrooms, both featuring built-in wardrobe space. The rooms are finished with neutral grey carpeting, crisp white walls, and dark wood accents that maximise the available space. A true centrepiece of the first floor is the striking 17th Century arched and chamfered fireplace, which displays contemporary painted decoration above, consisting of Fleur-de-Lys motifs flanking a medallion. Modern electric panel heaters are fitted throughout the reception areas and bedrooms. The property benefits from a spacious family bathroom on the first floor. This well-appointed suite includes a panelled bath with a shower attachment, a separate glass shower cubicle, a white vanity sink, and a toilet, all set against a mix of white tiling and faux-brick feature walls with dark wood sliding storage doors. The original winding staircase continues to the top floor, which reveals two large attic spaces, offering fantastic potential for further use or extensive storage beneath the pantile roof.

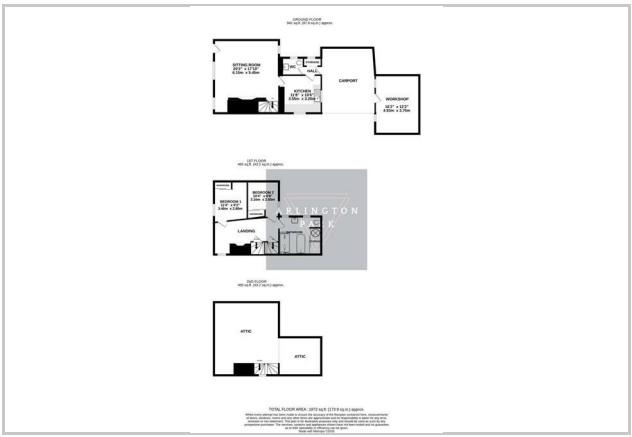
## LOCAL AREA AND FACILITIES

Situated on Norwich Road, Strand Cottage is perfectly positioned within the heart of Roughton, a highly sought-after North Norfolk village. Roughton provides a welcoming community atmosphere with excellent everyday amenities. The village is surrounded by picturesque Norfolk countryside and woodland, making it a fantastic location for walking, cycling, and outdoor pursuits. It sits on a route that offers direct access to the vibrant coastal town of Cromer, located just a few miles to the north. Cromer provides a wider array of supermarkets, restaurants, and leisure facilities, along with its famous pier and sandy beaches. For commuters, the city of Norwich is located to the south, and local bus services provide useful transport links to surrounding towns. Development in the area is mindful of the local heritage, and nearby road junctions, such as the A140 and B1436, are noted for future improvement plans.

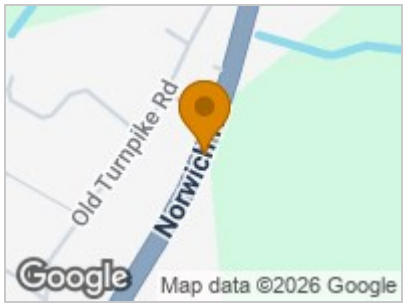


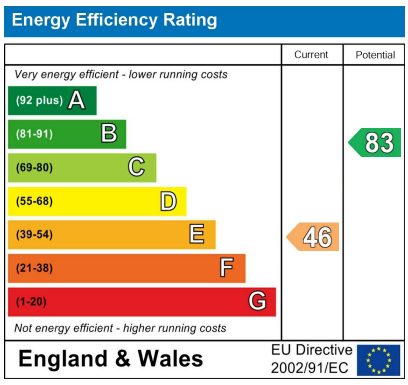






These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.




**25a Earlham Road, Norwich, Norfolk, NR2 3AD**
**Tel: 01603 577255 Email: youragent@arlingtonpark.co.uk https://www.arlingtonpark.co.uk/**