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

Lime Tree House is a charming 19th-century former farm and village shop that has been thoughtfully and extensively renovated by the current owners. Retaining tasteful reminders of its heritage, the property now offers a truly stunning and versatile family home, blending character features with modern living.

Nestled in the heart of the desirable village of Roughton, this deceptively spacious home is hidden in plain sight halfway along Old Turnpike Road enjoying a peaceful setting defined by winding lanes, traditional cottages, and surrounding countryside. With open fields and woodland nearby, Roughton provides a tranquil retreat while remaining conveniently close to the North Norfolk coast. Lime Tree House benefits from a strong sense of community and is just minutes from the seaside town of Cromer, with its stunning beaches and coastal walks. The village itself offers excellent local amenities, including a village garage and shop open 24/7, primary school, and public house, all within easy walking distance.

Set within a generous plot of approaching one-third of an acre, the property is approached via a shingle frontage providing ample off-road parking. The beautifully landscaped wraparound gardens extend to the side and rear, creating a peaceful and private retreat with mature trees, well-kept lawns, and colourful flower beds. A separate area of the garden provides a practical family space, complete with a play area, chicken enclosure, shed, and greenhouse. An expansive terrace, featuring a pergola with built-in blinds, creates an ideal setting for outdoor entertaining and year-round relaxation.





LOVE
WINE

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& HURRELL

- OFF-ROAD PARKING
- CLOSE TO LOCAL AMENITIES
- PLOT APPROACHING 1/3 OF AN ACRE

- SIX BEDROOMS, MAIN WITH EN-SUITE
- STUNNING PRESENTATION THROUGHOUT
- TERRACE WITH PERGOLA WITH BUILT IN BLINDS

- OPEN PLAN KITCHEN, BREAKFAST & DINING ROOM
- EASY ACCESS TO NORWICH & CROMER & SHERINGHAM
- BEAUTIFULLY LANDSCAPED & ENCLOSED REAR GARDEN

Internally, the home is beautifully presented throughout. The main entrance leads into a study or fifth bedroom with a bay window, along with a utility room, cloakroom, and a welcoming family lounge featuring a traditional open fire. A snug or potential sixth bedroom is positioned to the front of the house. To the rear lies the heart of the home: an impressive open-plan kitchen, breakfast, and dining room with double doors opening onto the rear terrace, perfect for modern family living and entertaining.

Upstairs, the property offers four further bedrooms and a family bathroom, with the principal bedroom benefiting from an en-suite.

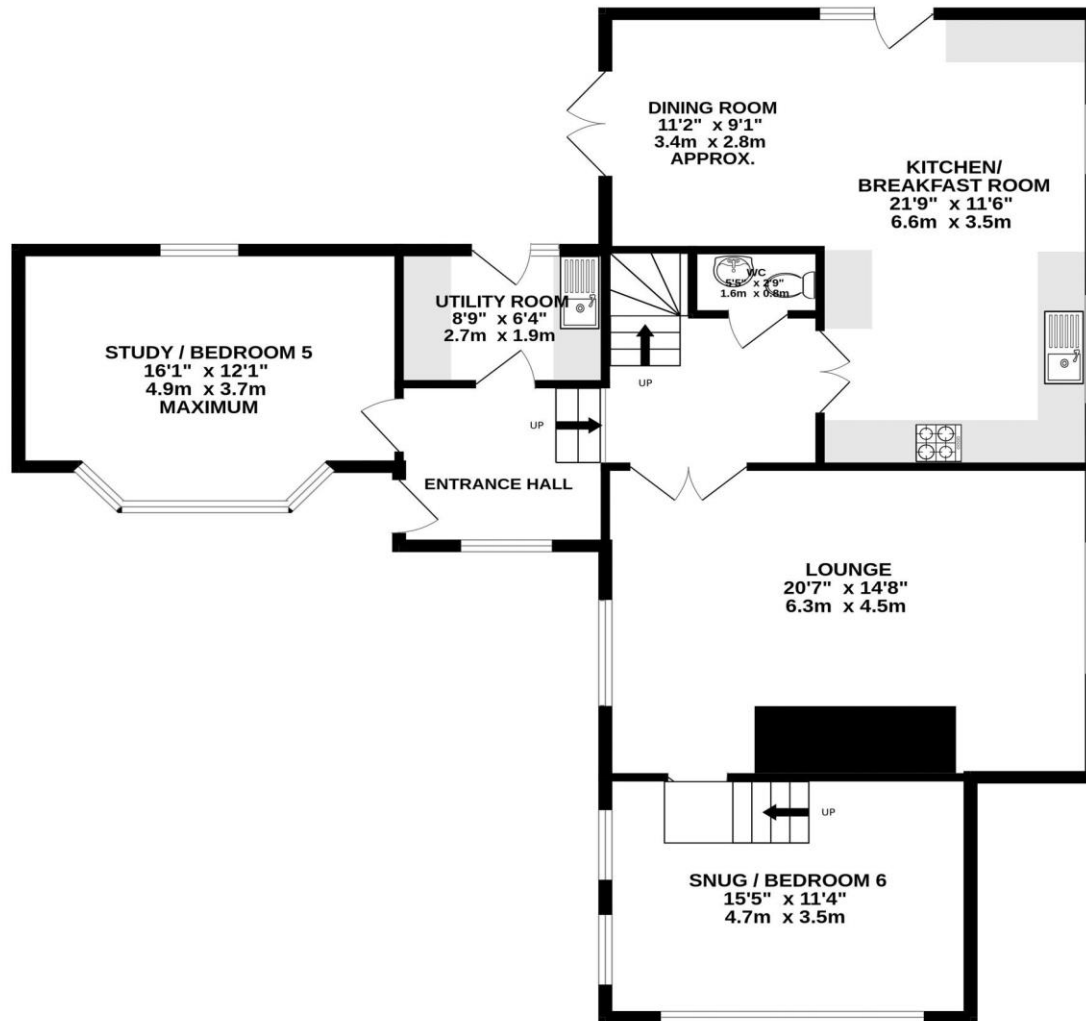
The property's location is further enhanced by excellent connectivity. Roughton benefits from regular bus services and nearby rail links providing direct access to Norwich, making this an ideal home for commuters or those seeking a peaceful countryside lifestyle close to the coast.



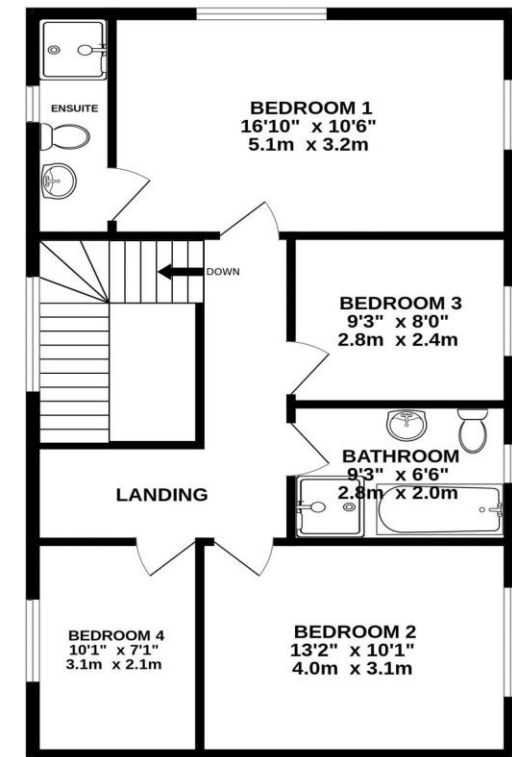


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GROUND FLOOR
1194 sq.ft. (110.9 sq.m.) approx.



1ST FLOOR
708 sq.ft. (65.8 sq.m.) approx.



TOTAL FLOOR AREA : 1902 sq.ft. (176.7 sq.m.) approx.

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 mis-statement. 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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| Score | Energy rating | Current | Potential |
|-------|---------------|-------------|-------------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | 68 D |
| 39-54 | E | 53 E | |
| 21-38 | F | | |
| 1-20 | G | | |





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