



Chads Cottage Old Turnpike Road

Roughton, Norwich, NR11 8SP

£285,000



Chads Cottage is a charming traditional flint and brick property situated in the village of Roughton, presenting an excellent opportunity for modernisation. With its characterful period features and versatile layout, this home is perfectly positioned to become an idyllic holiday cottage or a bespoke coastal retreat. Benefitting from off-road parking, a detached garage, and close proximity to the North Norfolk coast, it offers immense potential to add value.

- Traditional flint and brick exterior construction
 - Feature brick fireplace with a fitted wood-burner
 - Fitted kitchen with a connecting rear sunroom
 - Shingled driveway providing off-road parking
- Two well-proportioned first-floor bedrooms
 - Characterful exposed wooden ceiling beams
 - First-floor family bathroom with a fitted white suite
 - Detached timber garage for additional storage



DETAILED DESCRIPTION

Upon entering the property through the front hallway, you are welcomed into a highly characterful ground-floor layout that offers excellent scope for improvement and modernisation. The main living room is a striking space, highlighted by exposed wooden ceiling beams and a rustic brick fireplace housing a fitted wood-burning stove. Traditional solid wood internal doors add to the authentic charm of the cottage, while the dual-aspect windows allow for plenty of natural light. The accommodation naturally flows into the fitted kitchen, which features dark floor tiles, a striking black-and-white checkerboard splashback, and light wood-effect cabinetry with dark worktops and a stainless steel sink. An adjoining sunroom extends the living space, featuring wood-effect flooring, textured walls, and a translucent roof, offering a flexible area that connects directly to the exterior.

Upstairs, the first-floor landing leads to two bedrooms and a family bathroom. Both bedrooms are carpeted and retain the historic feel of the property with further exposed ceiling beams. One of the bedrooms benefits from a built-in hanging rail and a shelf. The family bathroom includes dark floor tiles, partial black wall tiling, and a fitted suite comprising a bath with a shower mixer, a wash basin, and a toilet.

Externally, the property is set back from the road behind a mature privacy hedge and a neat front lawn area. A paved side pathway leads past the flint exterior to the entrance porch. A shingled driveway provides convenient off-road parking and gives access to a detached timber garage. Heating is currently provided by wall-mounted electric heaters throughout the home.

COMPLIANCE AND KEY INFORMATION

EPC Rating: E

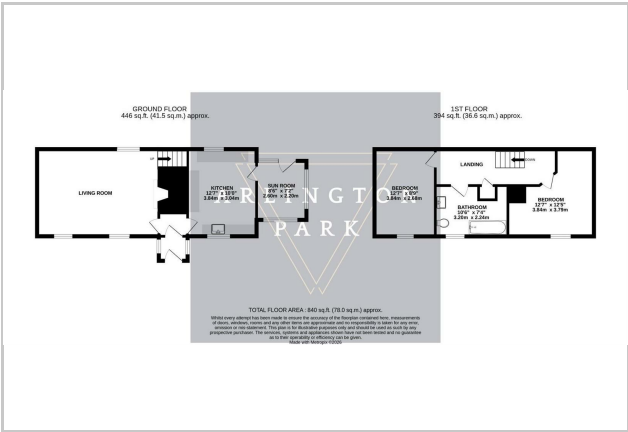
Council Tax Band: C

Local Authority: North Norfolk District Council

Broadband: Superfast connections are available in the area, offering typical top download speeds of up to 80 Mbps.

LOCAL AREA AND FACILITIES

Located on Old Tumpike Road in Roughton, this property enjoys a convenient village setting with excellent access to local amenities and the wider North Norfolk area. Everyday essentials are easily accessible within the village, including a local convenience store, a petrol station, and a popular fish and chip shop. For families, St Mary's Endowed Church of England Primary School is situated nearby, while Cromer Academy offers secondary education just a short distance away. Transport links are strong, with Roughton Road railway station providing regular train services via the Bittern Line to Norwich and Sheringham. The historic Felbrigg Hall, a stunning National Trust estate with extensive woodland walks, is located just a short distance away, offering an excellent option for local leisure. The beautiful coastal town of Cromer is also easily reachable, providing a wealth of beaches, local shops, and parks.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	44	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		