



1 Hillside, Roughton

Minors & Brady

1 Hillside

Roughton, Norwich

Set in a scenic rural spot along a quiet, no-through lane, this charming three-bedroom semi-detached cottage offers the perfect balance of countryside seclusion and modern comfort. Nestled in the picturesque village of Roughton, the home is just three miles from the popular coastal town of Cromer and its beachside attractions. Inside, the property boasts two character-filled reception rooms, a stylishly updated kitchen with wood burner, and a contemporary shower room. Upstairs, three generous bedrooms include lovely period features, with one enjoying far-reaching countryside views. Outside, the beautifully maintained garden wraps around the home, complete with patio areas, mature planting, and useful outbuildings. With off-road parking, village amenities within walking distance, and excellent transport links, this is an ideal retreat or family home in a truly peaceful setting.

- Idyllic rural location on a peaceful no-through lane
- Just 3 miles from Cromer and the North Norfolk coast
- Three well-proportioned bedrooms with period charm
- Two characterful reception rooms with feature fireplaces
- Recently fitted kitchen with wood burner and garden access
- Stylish, modern shower room and separate utility room
- Elevated position with mature, private garden
- Driveway parking for two vehicles
- Countryside views from upstairs bedroom
- Walking distance to village amenities and primary school





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Agents Note

Sold Freehold

Connected to oil-fired heating, alongside remaining mains services.

Tenure: Freehold

The Property

Nestled along a peaceful, no-through country lane in the heart of Roughton village, this enchanting three-bedroom semi-detached cottage offers a wonderful blend of character, tranquillity and modern living – just a short drive from the vibrant coastal town of Cromer.

Set behind a beautifully established front garden, the cottage enjoys a slightly elevated position that enhances its sense of privacy and seclusion. The location is exceptionally quiet, with barely any passing traffic – perfect for those looking to slow down and enjoy a more relaxed lifestyle or those seeking a charming countryside getaway.

Step inside and you're greeted by warm, welcoming interiors that balance period charm with thoughtful modern updates. The ground floor offers two delightful reception rooms, both featuring traditional fireplaces and original detailing, creating ideal spaces for cosy evenings or entertaining guests.



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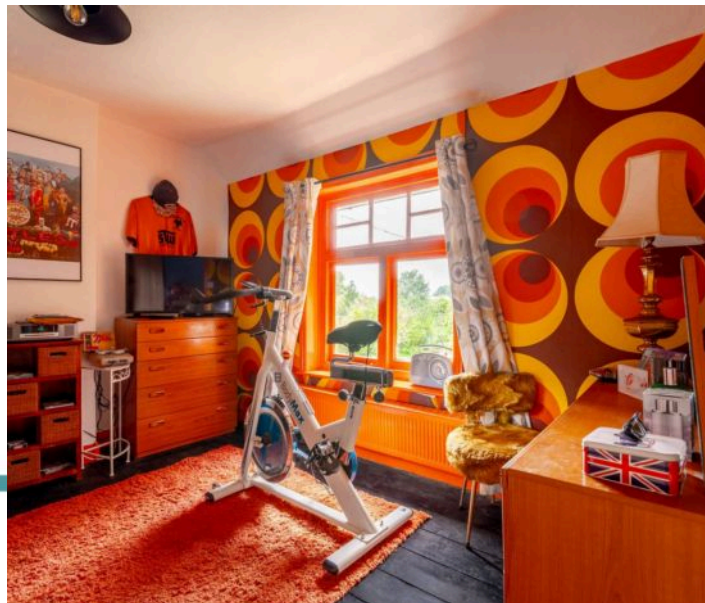
Roughton, Norwich

The recently updated kitchen is a standout feature – painted in soft heritage tones and complemented by wooden worktops, it includes a built-in oven, hob, and even a wood burner for added ambience. French doors lead directly out to the garden, allowing for easy indoor-outdoor living. A practical utility area and a contemporary shower room complete the downstairs layout.

Upstairs, the cottage continues to impress with three well-proportioned bedrooms. Each room carries its own charm, with features such as exposed brick fireplaces and a calming palette. One of the bedrooms even offers a picturesque view over the surrounding countryside – a daily reminder of the peaceful setting.

The outside space is just as appealing. A gravel driveway provides off-road parking for two vehicles, while the mature garden wraps around the side of the property, offering a mix of lawn, colourful borders, patio seating areas, a summerhouse, and garden sheds.

It's a serene and sunny spot, perfect for relaxing with a book or enjoying a quiet afternoon among the flowers.



Ground Floor
503 sq.ft. (46.7 sq.m.) approx.

1st Floor
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 943 sq.ft. (87.6 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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Dreaming of this home? Let's make it a reality



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Meet Karol
Property Valuer



Meet Claire
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Minors & Brady
Your home, our market



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