



Royal Cottage Heath Lane, Roughton

Norwich



Minors & Brady

Royal Cottage Heath Lane

Roughton, Norwich

Tucked away in the heart of Roughton, this detached cottage offers a quintessential Norfolk lifestyle, blending period charm with modern comforts. Its original brick and flint walls, exposed beams, and rustic brickwork create a characterful backdrop for family life. The spacious sitting room, centred around a wood-burning fireplace, flows seamlessly into a light-filled conservatory, bringing the garden and countryside views indoors. The kitchen, fitted with quality cabinetry and integrated appliances, is complemented by a practical utility room. Upstairs, three double bedrooms with built-in wardrobes provide comfort and privacy, while the landscaped garden, gated driveway, and detached garage complete a home designed for everyday living and outdoor enjoyment.



M&B



M&B

Royal Cottage Heath Lane

Roughton, Norwich

- Detached cottage proudly positioned in the quaint Norfolk village of Roughton
- A quiet, rural location with sweeping countryside fields
- Beautiful family home that retains its original character features, including brick and flint walls, exposed beams and rustic brick-work
- Spacious sitting room accentuated by a brick fireplace with an inset wood burner, inviting relaxation and entertaining
- Kitchen equipped with quality cabinetry, an integrated oven, a built-in dishwasher and a fridge/freezer, complemented by a functional utility room
- Light-filled conservatory that extends the reception space, allowing you to enjoy the outdoors within the comfort of your home
- Ground floor bathroom comprising of a modern three-piece suite
- Three double bedrooms offering comfort and privacy, with built-in wardrobes
- A private, landscaped garden featuring a maintained lawn, a patio for seating arrangements and mature hedging
- A gated driveway providing off-road parking and a detached garage for storage options



M&B

Royal Cottage Heath Lane

Roughton, Norwich

Location

Heath Lane is a quiet rural lane located in the picturesque Norfolk village of Roughton, just a short distance inland from the North Norfolk coast. The village enjoys a convenient position approximately 2 miles south of Cromer, a historic seaside town known for its pier, sandy beaches, and local amenities, and around 22 miles north of Norwich, the region's cultural and commercial hub.

Roughton itself has a small selection of local shops, including a post office and a convenience store, while a broader range of services, cafes, and supermarkets can be found in nearby Cromer. The village is served by Roughton Road Primary School and Cromer Academy for secondary education, both easily accessible by car or local bus. Transport links include regular bus services to Cromer and beyond, while the nearest railway station in Cromer provides direct connections to Norwich and the wider Norfolk region. Heath Lane offers a peaceful lifestyle with easy access to coastal walks, countryside trails, and the town's amenities, making it suitable for those seeking a balance between village calm and the convenience of nearby towns.



M&B

Royal Cottage Heath Lane

Roughton, Norwich

Steeped in original charm, the property features classic brick and flint walls, exposed beams, and rustic brickwork that lend a sense of history and authenticity. The spacious sitting room is the heart of the home, centred around a striking brick fireplace with an inset wood burner, creating an inviting atmosphere for relaxing evenings or lively entertaining.

The kitchen is thoughtfully designed, fitted with high-quality cabinetry and integrated appliances, including an oven, dishwasher, and fridge/freezer, complemented by a functional utility room to accommodate laundry appliances with ease. A light-filled conservatory extends the living space, boasting a distinctive brick and flint feature wall and offering an ideal vantage point to enjoy the garden, all from the comfort of your home.

The ground floor is further enhanced by a contemporary three-piece bathroom, while upstairs, three generous double bedrooms provide comfort and privacy, each featuring built-in wardrobes to maximize storage.

Outside, the property continues to impress with a private, landscaped garden, complete with a well-maintained lawn, a patio area perfect for alfresco dining or lounging, and mature hedging that ensures seclusion. A gated driveway provides convenient off-road parking, complemented by a detached garage offering versatile storage options.

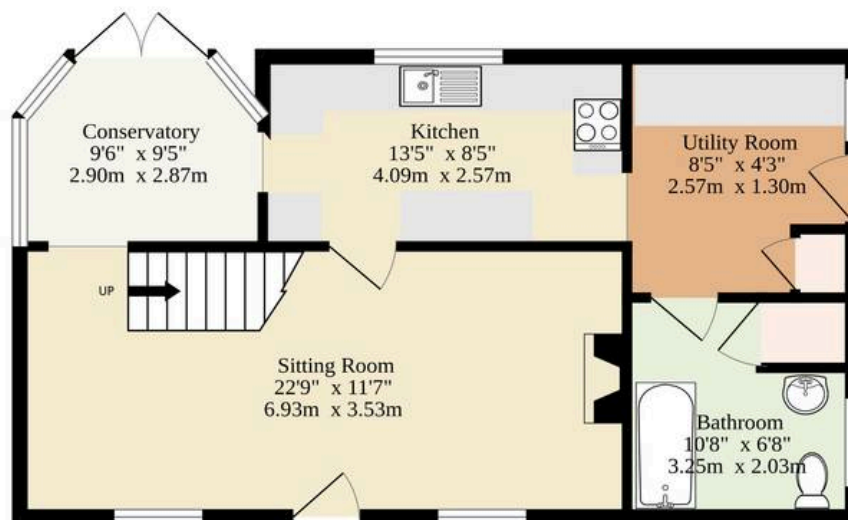
Agents note

Freehold

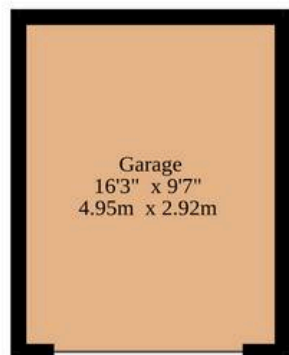
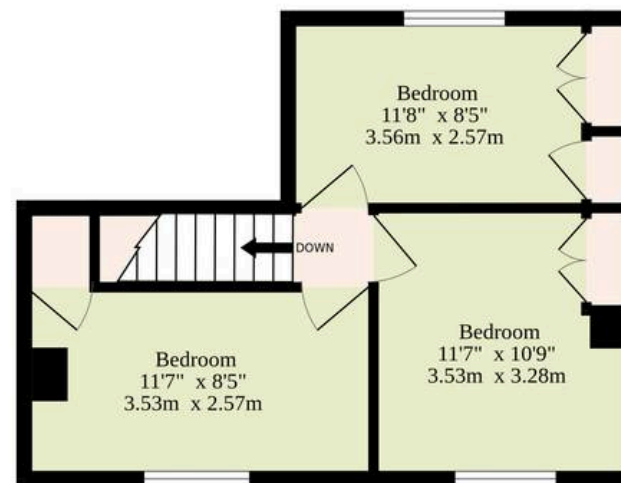
M&B



Ground Floor
741 sq.ft. (68.8 sq.m.) approx.



1st Floor
334 sq.ft. (31.0 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 1075 sq.ft. (99.9 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.
Made with Metropix ©2025

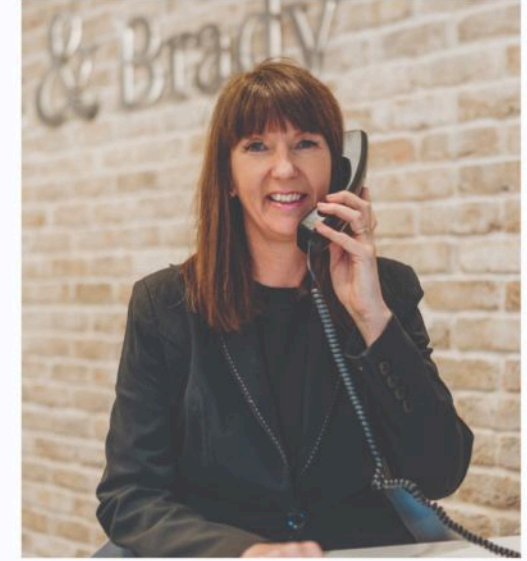
Dreaming of this home? Let's make it a reality



Meet *Abi*
Branch Partner



Meet *Karol*
Property Valuer



Meet *Claire*
Aftersales Team Leader

Minors & Brady
Your home, our market



wroxham@minorsandbrady.co.uk



01603 783088



6 Church Road, Wroxham, Norwich, NR12 8UG

CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Senior Mortgage
and Protection Advisor



Victoria Payne
Mortgage and
Protection Advisor

Scan to book your
appointment today



T: 01692 531372
E: enquiries@norfolk-mortgages.co.uk