



Willow Cottage Hillside, Roughton

Minors & Brady



Willow Cottage Hillside

Roughton, Norwich

Character, charm and modern living come together beautifully in this elevated village cottage. Enjoying a sought-after position in the popular village of Roughton, this beautifully presented three-bedroom home has been thoughtfully upgraded while retaining a wealth of character features. The property boasts a spacious open-plan kitchen/dining room with a contemporary grey fitted kitchen, wooden worktops and attractive herringbone flooring. A generous sitting room centres around a striking brick chimney breast with a wooden mantel and recently installed log burner, creating a warm and inviting living space. Outside, the home benefits from a detached garage, driveway parking for two vehicles, a versatile summer house with power connected and a substantial garden rising behind the property.

- Beautifully presented three-bedroom character cottage
- Enjoying an elevated position in the popular village of Roughton
- Spacious open-plan kitchen/dining room with herringbone flooring
- Contemporary grey fitted kitchen with wooden worktops
- Generous sitting room with log burner and exposed brick chimney breast
- Modern family bathroom and a range of recent upgrades
- New fuse box, water tank and shower pump installed
- Large, sloping rear garden offering excellent outdoor space
- Detached garage and driveway parking for two vehicles
- Versatile external studio/summer house with power connected



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The Location

Set within the highly regarded village of Roughton, this property enjoys an enviable setting that combines the charm of countryside living with the convenience of excellent nearby amenities. The village offers a welcoming community atmosphere and is well served by everyday essentials, including a village shop with post office, local dining options and a well-regarded primary school, all within easy reach of the property.

Just three miles away lies the popular seaside town of Cromer, renowned for its beautiful sandy beaches, iconic Victorian pier and vibrant town centre. Cromer offers an excellent selection of independent shops, cafés, restaurants and supermarkets, alongside a range of leisure facilities and coastal attractions, making it a popular destination throughout the year.

For those seeking further amenities, the thriving market town of North Walsham is approximately seven miles away and provides a wider range of shopping facilities, supermarkets, healthcare services and recreational opportunities. The area also benefits from excellent access to the surrounding Norfolk countryside and coastline, offering countless opportunities for walking, cycling and outdoor pursuits.

Roughton is particularly well placed for commuters and those looking to stay connected, with regular bus services linking the village to Cromer, North Walsham and the city of Norwich. Norwich, located around 20 miles to the south, offers extensive retail, cultural and employment opportunities, together with rail links to London and beyond.

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Enjoying an elevated position within the popular village of Roughton, this beautifully presented three-bedroom cottage effortlessly combines character features with a range of modern upgrades, creating a home that is both stylish and practical. Thoughtfully improved by the current owners, including the installation of a new fuse box, water tank and shower pump, the property offers a move-in-ready opportunity within easy reach of the North Norfolk coast.

The ground floor centres around an impressive open-plan kitchen and dining room, a bright and sociable space ideally suited to modern family living. The contemporary grey fitted kitchen is complemented by attractive wooden worktops, while herringbone flooring and an exposed timber beam add warmth and character. Generous in size, this versatile room provides ample space for both everyday living and entertaining.

Leading through from the kitchen is the substantial sitting room, a wonderfully inviting space featuring a striking exposed brick chimney breast with a substantial wooden mantel. A recently installed log burner takes pride of place beneath, creating an attractive focal point and a cosy atmosphere throughout the colder months. The room offers excellent proportions for both relaxing and hosting guests.

The first floor provides three bedrooms and a modern family bathroom, creating well-balanced accommodation suitable for a variety of lifestyles. Whether utilised as family bedrooms, guest accommodation or a dedicated home office, the layout offers both flexibility and practicality.



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Outside, the property's elevated setting creates a unique and appealing approach. To the front, a raised decked seating area provides the perfect spot to sit and enjoy the surrounding outlook, while the elevation leads down towards the driveway below. The driveway provides parking for two vehicles and leads to a detached garage, adding valuable storage and workshop potential.

The generous rear garden rises behind the property, enhancing the sense of space and making the most of the elevated position. Offering a variety of areas to enjoy, the garden is well suited to keen gardeners, families and those who enjoy spending time outdoors. A particular feature is the external studio/summer house with power connected, providing a versatile space that could be used for hobbies, home working, fitness or entertaining.

Agent's Note

This property will be sold freehold.

Connected to mains water, electricity, oil-fired heating (tank replaced) and drainage.

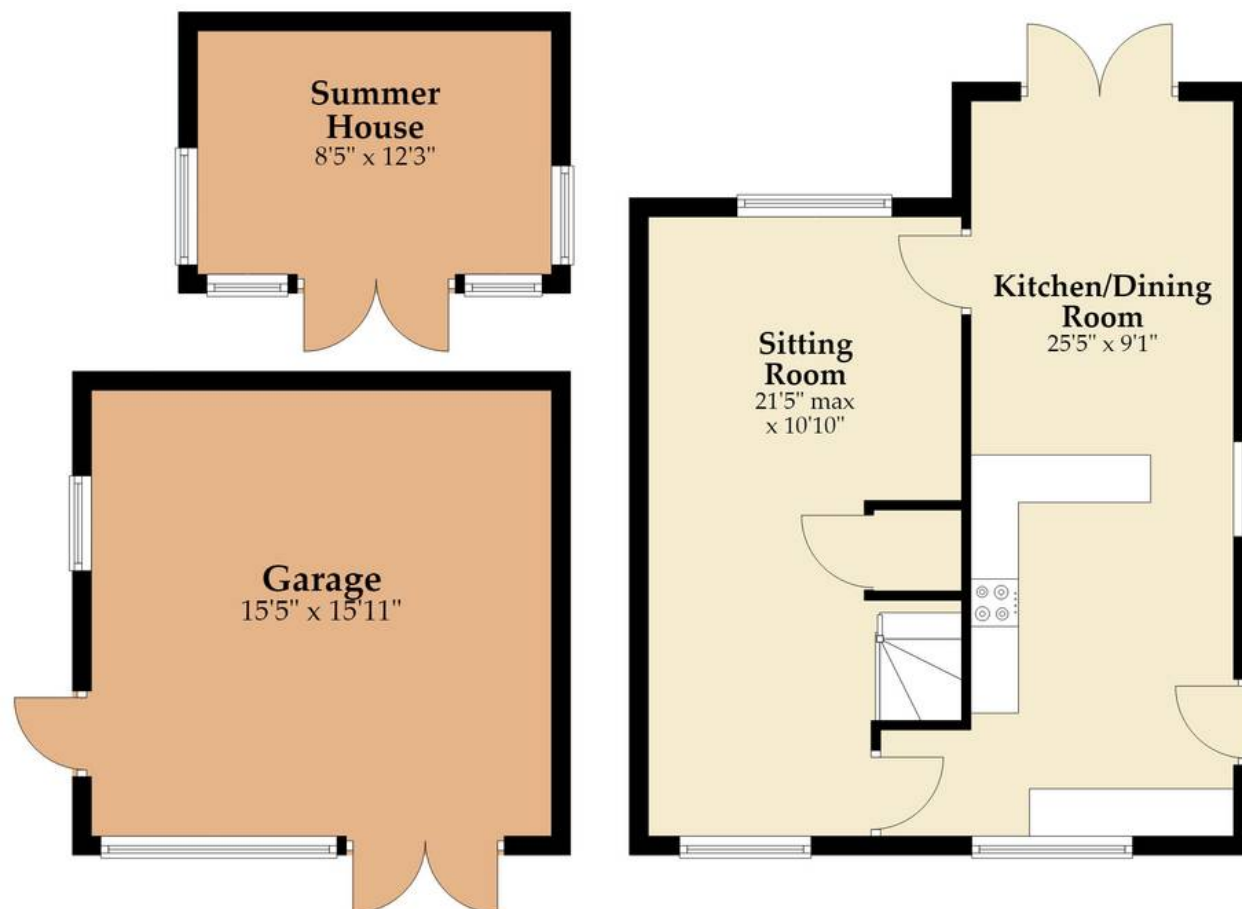
Please note that an access indemnity policy is in place in relation to the private road serving the property.



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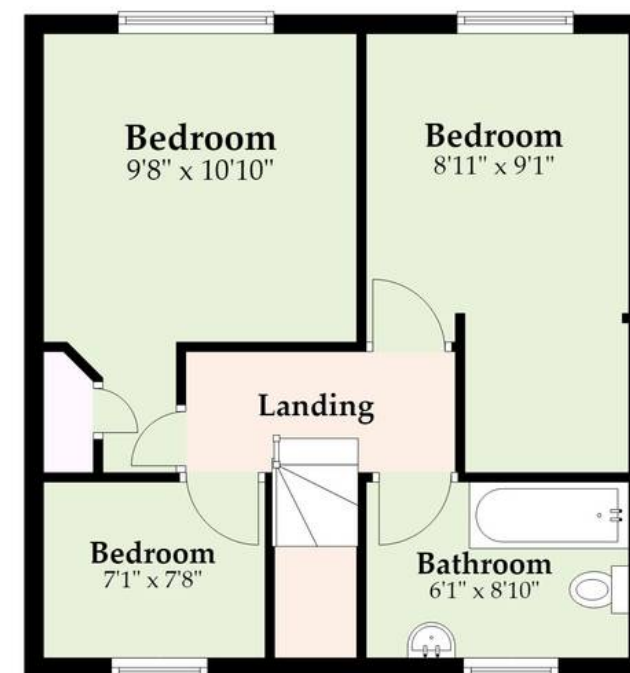
Ground Floor

Approx. 1018.1 sq. feet



First Floor

Approx. 443.2 sq. feet



Total area: approx. 1461.2 sq. feet

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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.

Plan produced using PlanUp.

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