



Lime Tree House Old Turnpike Road, Roughton

Minors & Brady



Lime Tree House Old Turnpike Road

Roughton, Norwich

An idyllic Norfolk farmhouse set within approximately 0.26 acres (stms), seamlessly blending timeless character, versatile living space and beautifully established gardens in a sought-after village setting. Beautifully combining period features with modern comforts, the property boasts exposed beams, an impressive galleried landing and a striking open-plan kitchen, dining and living space designed around contemporary family life. Multiple reception rooms provide excellent versatility for home working, hobbies or additional family accommodation, while underfloor heating throughout adds everyday comfort. Outside, the generous wraparound gardens offer a wonderful setting for entertaining, growing your own produce or simply enjoying the peaceful surroundings. With Cromer, Sheringham and the wider North Norfolk coastline within easy reach, this is a home that delivers both countryside charm and coastal convenience.

- Detached character farmhouse set on approximately 0.26 acres (stms) in a desirable North Norfolk village
- Impressive open-plan kitchen, dining and living space perfectly designed for modern family life
- Four well-proportioned bedrooms including a spacious principal suite with en-suite shower room
- Three versatile reception rooms ideal for home working, family living or hobby spaces
- Striking galleried landing creating a wonderful sense of space and character
- Character features throughout including exposed beams and a charming open fireplace
- Oil-fired underfloor heating across both floors providing comfort without the need for radiators



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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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Turnpike Road, Roughton

Approached via a generous frontage with ample parking, this attractive detached farmhouse immediately captures attention with its characterful appearance and established surroundings. Internally, the property offers well-balanced accommodation with an abundance of natural light and an undeniable sense of warmth and personality throughout.

The welcoming entrance hall sets the tone, showcasing charming period influences and leading to a striking galleried landing above. The thoughtful layout has been designed to suit a variety of lifestyles, whether accommodating a growing family, those working from home or buyers seeking versatile living arrangements.

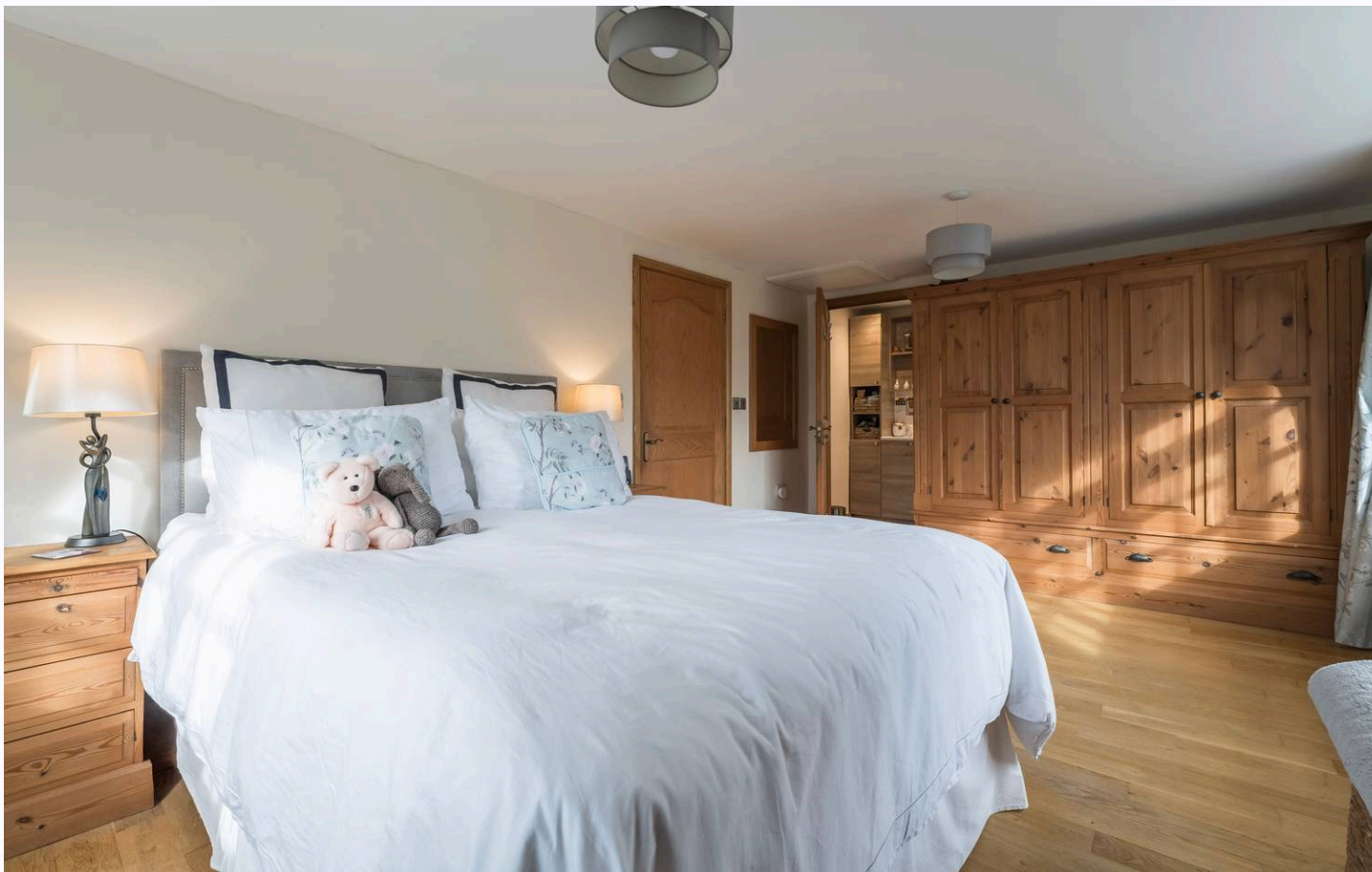
At the heart of the home lies a superb open-plan kitchen, dining and living space. Bathed in natural light from windows on multiple aspects and opening directly onto the garden, it creates a sociable environment perfectly suited to modern living. The kitchen combines practicality with style, providing excellent workspace and storage while maintaining a seamless connection to the dining and living areas.

For quieter moments, the separate sitting room offers a wonderfully inviting retreat. Rich in character, the room features exposed beams and an impressive fireplace that creates a natural focal point and enhances the property's farmhouse charm.



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Two further reception rooms provide excellent flexibility and could serve equally well as a family room, study, playroom, hobby space or home office depending on individual requirements.

The first floor continues to impress, centred around the attractive galleried landing which adds both character and a feeling of space. Four bedrooms provide comfortable accommodation, including a generous principal suite benefitting from its own en-suite shower room. A well-appointed family bathroom serves the remaining bedrooms and supports the practical nature of the home's layout.

Occupying a plot of approximately 0.26 acres (stms), the outside space is a particular feature of the property. The gardens wrap around the rear and side elevations, creating a private and established setting with plenty of room for both relaxation and recreation.

A substantial paved terrace provides an ideal space for outdoor dining, summer entertaining and family gatherings, while the expansive lawn offers ample room for children to play or keen gardeners to enjoy. Pergola-covered seating areas add further appeal and create attractive spaces to unwind during warmer months.



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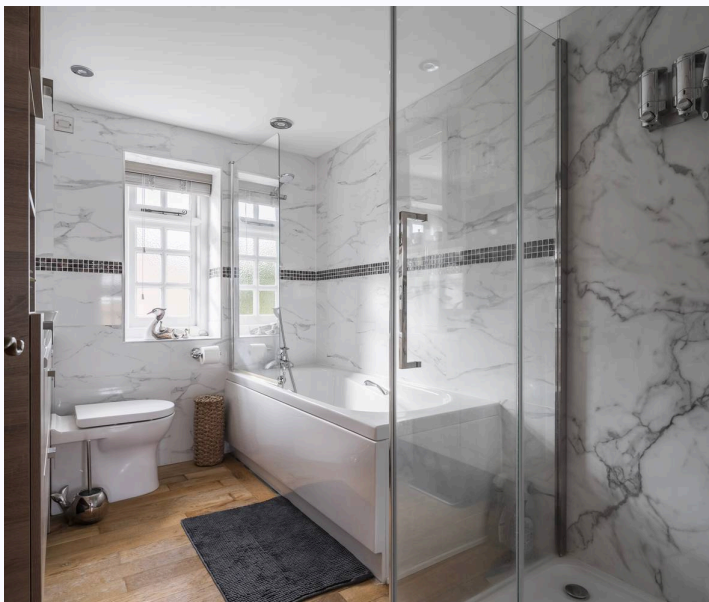
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Beyond the main lawn, a separate enclosed garden area presents exciting opportunities for vegetable growing, fruit cultivation or the creation of a productive kitchen garden, appealing to those seeking a more self-sufficient lifestyle. Combining generous outdoor space with a peaceful village setting, the grounds perfectly complement the character and versatility found within the house itself.

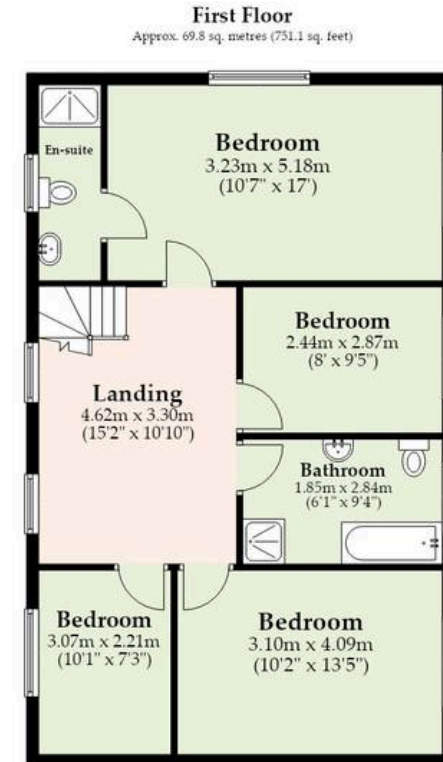
Agent's Note

This property will be sold freehold and connected to oil-fired heating, mains water, electricity and drainage.



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Total area: approx. 187.0 sq. metres (2013.2 sq. feet)

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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