



Roughton Hall, Roughton, Norfolk

Roughton Hall, Felbrigg Road, Roughton, Norfolk NR11 8PA

A superb and substantial country house, which has been fully restored, modernised and extended by the current owners set in 6 acres

Holt 8 miles, West Runton 3.5 miles, Sheringham 4.5 miles, Blakeney 12 miles, Norwich 19 miles

Accommodation: Entrance hall | Dining room | Drawing room | Sitting room | Cinema room | Kitchen/breakfast room | Games room | Utility wc | Cellar | Substantial home office
6 bedrooms | 6 bathrooms (4 en-suite)

Outside: Large entertaining terrace with bar | Double garage with electric doors | Gravel drive | Gardens and grounds | Garden stores | Orchard paddocks

In all about 6 acres

The Property

Roughton Hall is a substantial Victorian country house that has been completely restored, modernised and extended by the current owners. The house is not listed and has been renovated from top to bottom to an extremely high standard. It has had a new roof, chimneys, windows, a full rewire and re-plumb to list some of the more significant things. The house has excellent ceiling heights throughout, and the owners have managed to retain a number of period features, such as the coving, and the charming Victorian tiled floor in the entrance hall. Of particular note is the superb kitchen/breakfast room which has a high specification kitchen, with all modern appliances, and direct access via French doors to the large entertaining terrace. There is a wood burning stove in the drawing room and the sitting room and due to the large new windows, which don't have glazing bars, all of the rooms are remarkably



light. The accommodation at Roughton Hall is flexible, with a rear staircase giving access to an impressive bedroom suite and the substantial home office which sits above the double garage. This could be used as a self-contained flat/annexe if required. Via the main staircase, there are four bedrooms on the first floor all of which have delightful views over the gardens and grounds, and on the second floor is the principal bedroom suite with bedroom, sitting area, walk-in wardrobes and an en-suite bathroom.

Outside

Roughton Hall sits in an elevated position and is approached via a newly laid gravel driveway ending in a parking and turning area at the front and side of the house also giving access to the double garage. The driveway continues through the property up to the outbuildings. The gardens and grounds are mainly laid to lawn, interspersed with a mixture of broad leaf and coniferous trees, including some fine specimens. The current owners have planted an orchard which has taken extremely well and has a mixture of apple, pear and plum trees. Roughton Hall would be suitable as an equestrian property with some of the grassed areas ideal as paddocks. Adjacent to the house is a large entertaining terrace which also has a bar.

Location

Roughton Hall is located in north Norfolk, on the outskirts of the sprawling village of Roughton which has a shop/garage, renowned fish and chip shop, public house and farm shop nearby. West Runton is about 3.5 miles, which contains the popular Beeston Hall Prep School and Holt which has a comprehensive range of amenities is about 8 miles and contains Greshams School. The north Norfolk coast is about 3.5 miles away and the charming seaside towns of Cromer and Sheringham both have excellent golf courses and a full range of amenities and railway stations as well as sandy beaches at low tide.



Directions

From Norwich, head north on the A140 to Cromer. On reaching Roughton turn left on to the Felbrigg Road out of Roughton. After about 1 mile the entrance to Roughton Hall will be found on the right hand side via a pair of brick piers.

General

Services: Mains electricity, water and private drainage. Oil fired central heating.

Local Authority: North Norfolk District Council

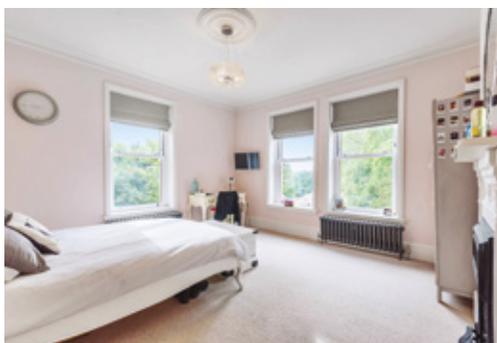
Fixtures and Fittings: Unless specifically mentioned in these particulars, all fixtures and fittings are excluded from the sale of the freehold interest. Some items such as carpets, curtains, light fittings etc., may be available by separate negotiation if required.

Rights of Way, wayleaves and easements: The property will be sold subject to all rights and private rights of way. Water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights whether mentioned in these particulars or not.

Roughton Hall benefits from an agricultural right of way over a neighbouring track, which will give access for large machinery should it be necessary. There is a Tumulus at the top of the garden which is a scheduled ancient monument. Please speak to the agent for more details.

Guide Price: £1,950,000

Viewing: Strictly by appointment through Strutt & Parker.



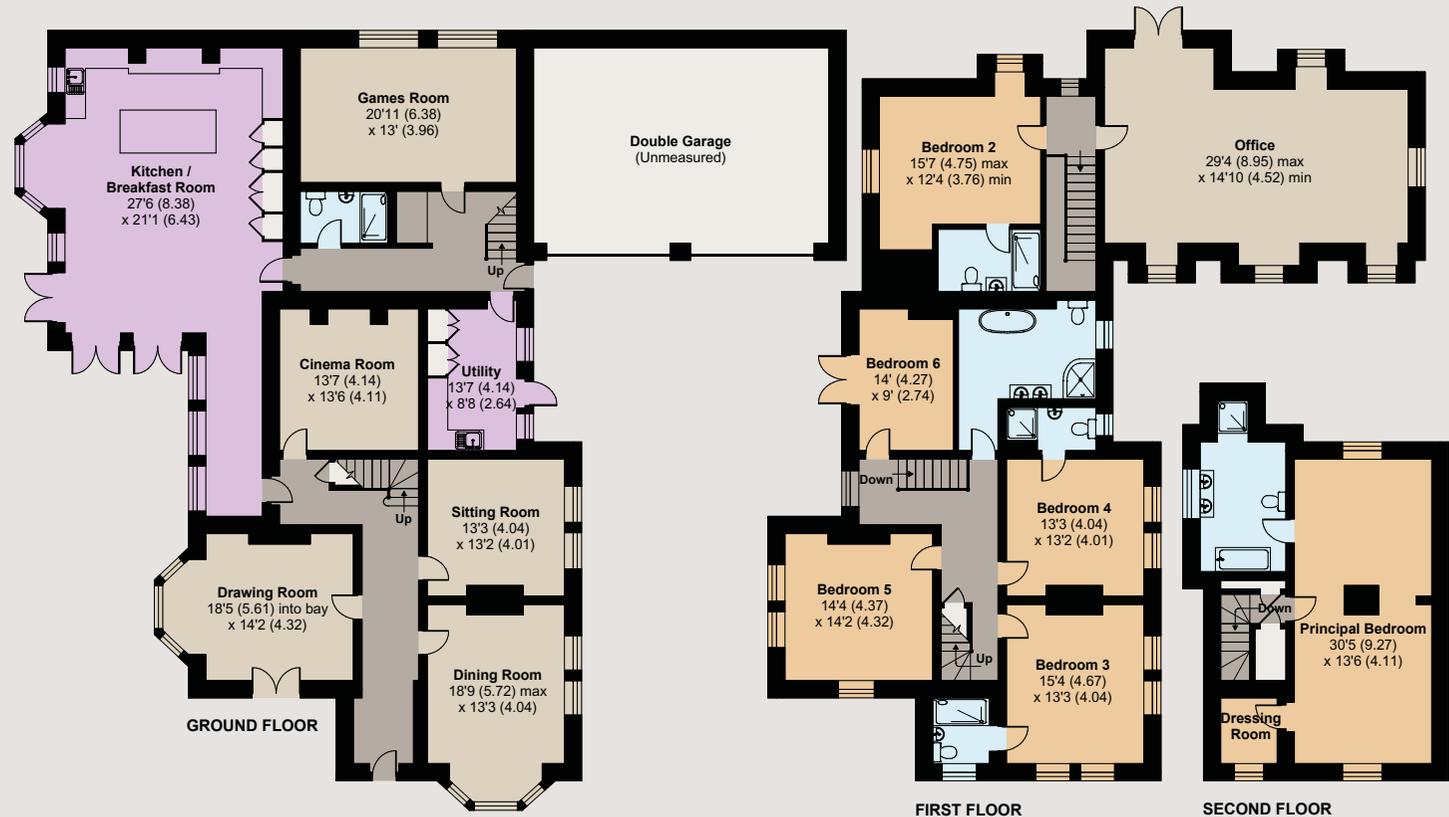




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Approximate Area = 5370 sq ft / 498.9 sq m (excludes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for BNP Paribas Real Estate Advisory & Property Management UK Ltd (Sales). REF: 900096

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