



WELL LODGE

Old Turnpike Road, Roughton, NR11 8SP

£275,000

Freehold

Well Lodge

Old Turnpike Road
Roughton
NR11 8SP

£275,000

Freehold

- Sought-after village location on Old Turnpike Road, Roughton
- Characterful property with well-proportioned accommodation
- In need of refurbishment, offering excellent potential
- Light-filled interior with scope to modernise and personalise
- Private setting with appealing outdoor space
- Ideal as a permanent home, coastal retreat, or investment opportunity

Agents Note

Council Tax: C

Mains water, electric, waste.

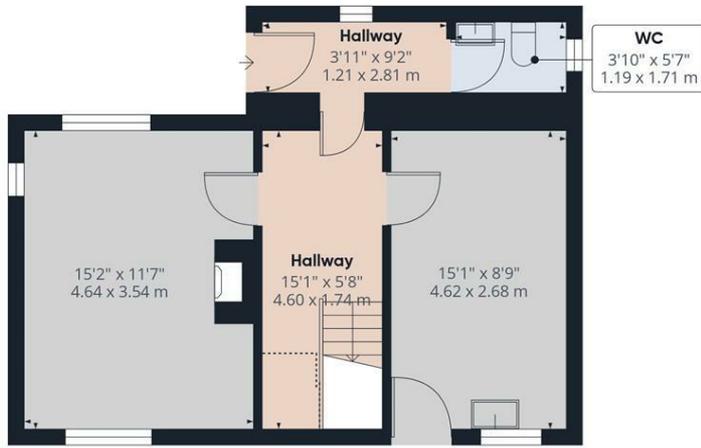
Electric storage heaters.

Tucked away along the desirable Old Turnpike Road in the charming North Norfolk village of Roughton, this property presents a wonderful opportunity to acquire a characterful home in a peaceful yet well-connected setting. Now in need of refurbishment, the property offers fantastic potential for buyers looking to create a bespoke home tailored to their own tastes and requirements. The existing accommodation is well-proportioned, with a naturally light feel throughout, providing a solid foundation for improvement and modernisation.

Outside, the property continues to impress with its private setting and appealing outdoor space—ideal for relaxing, entertaining, or reimagining as part of a wider enhancement project. Whether you are seeking a permanent residence, a coastal retreat, or an investment opportunity close to the popular North Norfolk coastline, Well Lodge is perfectly positioned to enjoy both rural charm and convenient access to nearby amenities.







Ground Floor



Floor 1

Approximate total area^m
 809 ft²
 75.1 m²

Reduced headroom
 11 ft²
 1 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



15 West Street, Cromer, Norfolk, NR27 9HZ

01263 511111 • hello@henleyshomes.co.uk • henleyshomes.co.uk

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

