



# THE HANWORTH ROUGHTON

Stunning Brick and Flint BARN CONVERSION, ONE BEDROOM, Enclosed GARDEN, PARKING and SHARED SWIMMING POOL and PLAY AREA. Close to the COAST.



## THE PROPERTY

The Hanworth is a stunning single-storey brick and flint one bedroom semi-detached barn conversion in the village of Roughton. Jonas Farm Barns was a working farm up to 2002 and The Hanworth forms part of an exclusive development of nine converted farm buildings, just a few miles from the historic seaside town of Cromer.

The fantastic open plan living space includes a dining area, a sitting room and a kitchen. The kitchen features fitted cupboards on the top and bottom, a single oven with a ceramic hob and extractor hood above, a single stainless steel sink, under counter fridge and space for a washing machine and dishwasher. The double bedroom next door is a generous size with a window to the side, an exposed brick wall and plenty of room for a king size bed and additional furniture. The bathroom has a hand wash basin, loo and walk-in shower and a window to the side.

The property is available as a turnkey, complete with all the furniture and fittings and white goods (barring some personal items).

There is an enclosed private garden at the front, which is laid to gravel and with plenty of space for al fresco eating during the warmer months. There is one parking space adjoining the property, as well as extra visitor parking by the play area for guests.

Laundry facilities are offered in an outbuilding close by, which is shared by six residences. The indoor swimming pool, which is heated throughout the year, is shared by the nine residences and has changing rooms and loos. There is also a play area next to the pool with stunning rural views.



## HOLIDAY LET OPPORTUNITY

**Holiday Let Income: Peak Season Weekly Rate £475**

**Holiday Let Occupancy: over 12 months c. 20 weeks over 12 months.** The current owners runs the barn as a successful holiday let through their own website. This could be increased.

**Sleeping 2 in 1 Bedroom**

For more information on Holiday Letting, please call the branch and one of the team would be delighted to help you.





## THE LOCATION

Roughton is a rural village and civil parish, 3 miles south of the traditional seaside town of Cromer and under a mile from the National Trust property Felbrigg Hall, gardens and estate.

Facilities in the village include a primary school, The New Inn public house, village hall, fish and chip shop, play area, garage, windmill and fishing lake. St Mary's Church is one of 124 existing round-tower churches in Norfolk, believed to be of Saxon origin. For foodies, the renowned Suffield Arms and The Gunton Arms are a five minute drive away and well worth a visit.

Nearby Cromer is famous for its seafood, most specifically the nationally renowned Cromer Crab. It is a bustling town with a thriving local community, alongside the year round tourists visiting. Much of the town is testament to its Victorian architecture and has one of only five UK seaside pier's with a full working, flourishing theatre and home to the only end of pier show of it's kind in the World!

Cromer has an excellent choice of restaurants, cafés, bars and pubs and independent shops and also a local hospital, doctors surgeries, dentists, supermarkets and a cinema.

For golf enthusiasts there are several world class courses nearby. The Royal Cromer is within walking distance and famous for being designed by Tom Morris and James Braid. The links courses at Sheringham, Mundesley and Hunstanton are also within easy driving distance and are open to non-members.

Roughton is well served by public transport with a train station and regular buses providing links to Cromer and Norwich and beyond.

## OTHER INFORMATION

Tenure: Freehold

Services: Mains Electricity, Drains and Water

Annual Management Charge: Maintenance of shared driveway, swimming pool and play area £2,000 per annum.

Heating: Oil Central Heating - Underfloor heating.

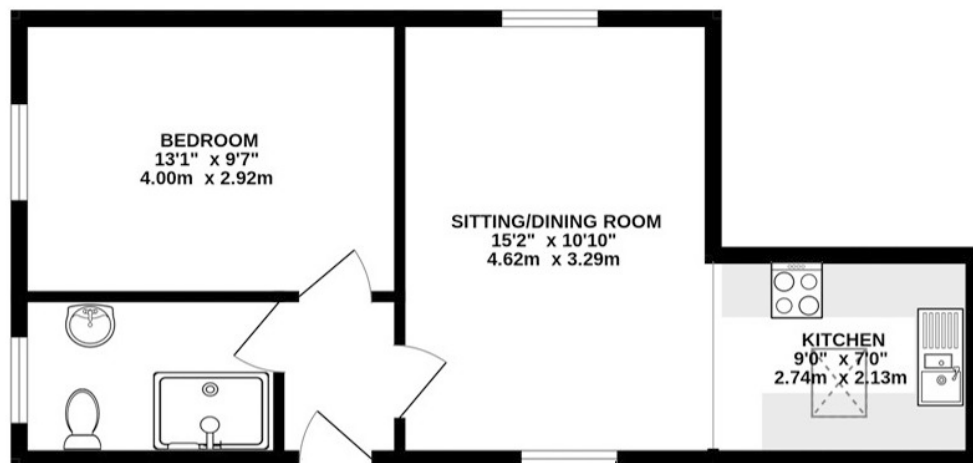
Wooden Windows: Double Glazed Throughout

EPC: D

Council Tax: North Norfolk District Council, currently on business rate relief

Viewings: Strictly by appointment with Big Skies Estates





THE HANWORTH, ROUGHTON  
TOTAL FLOOR AREA : 426sq.ft ( 39.6 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

3 CHURCH STREET, HOLT, NR25 6BB TEL: 01263 586 686

EMAIL: ENQUIRIES@BIGSKIESESTATES.CO.UK WWW.BIGSKIESESTATES.CO.UK

Agents Note: 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Big Skies Estates have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. Where a property is promoted as suitable for holiday letting, such use is conditional on the legal due diligence to be undertaken by the buyer's conveyancer to ensure the property can be used for holiday letting. Big Skies Estates does not examine the legal title or any restrictions on the property. 4. No person in the employment of Big Skies Estates has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.

