



# THE BLICKLING

Jonas Farm Barns, Cromer Road, Roughton, NR11 8PF  
Guide Price £399,950



# THE BLICKLING

Jonas Farm Barns, Cromer Road, Roughton, NR11 8PF

---

## DESCRIPTION

The Blickling is a stunning two storey four bedroom barn conversion in the village of Roughton. Jonas Farm Barns was a working farm up to 2002 and The Blickling forms part of an exclusive development of nine converted farm buildings, just a few miles from the historic seaside town of Cromer.

This stylish and comfortable home has vaulted ceilings and exposed beams and is flooded with light throughout.

On the ground floor, there is a fantastic open plan living room that includes a dining area and a sitting room, with enough room for a large comfortable sofa at one end and a dining table at the other. The separate well-equipped kitchen features fitted cupboards on top and bottom, a single stainless steel sink and plumbing for a dishwasher and fridge freezer. A double bedroom next to the kitchen has an en-suite bathroom with a hand wash basin, loo and bath with a shower above.

On the first floor, there are three spacious bedrooms. The biggest bedroom features Velux windows and an en-suite shower room. The two other bedrooms currently house twin beds and share a family bathroom with a hand wash basin.

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

## OUTSIDE

There is a separate completely enclosed private garden only a few feet from the front door, which is partially laid to lawn and gravel and has plenty of space for al fresco eating during the warmer months.

There are two designated parking places for the barn, as well as extra visitor parking for guests.

Laundry facilities are offered in an outbuilding close to the private garden, 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, showers, and loos. There is also a play area next to the pool with stunning rural views.





## 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 piers with a full working, flourishing theatre and home to the only end of pier show of its 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 easy driving 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.

## HOLIDAY LET OPPORTUNITY

Holiday Let Income: Peak Season Weekly Rate - £1,600.

Holiday Let Occupancy: over 10 months c. 20-25 weeks.

Sleeping 8 in 4 Bedrooms.

The current owner runs the house as a successful holiday let through an agency and their own website.

## GENERAL REMARKS & STIPULATIONS

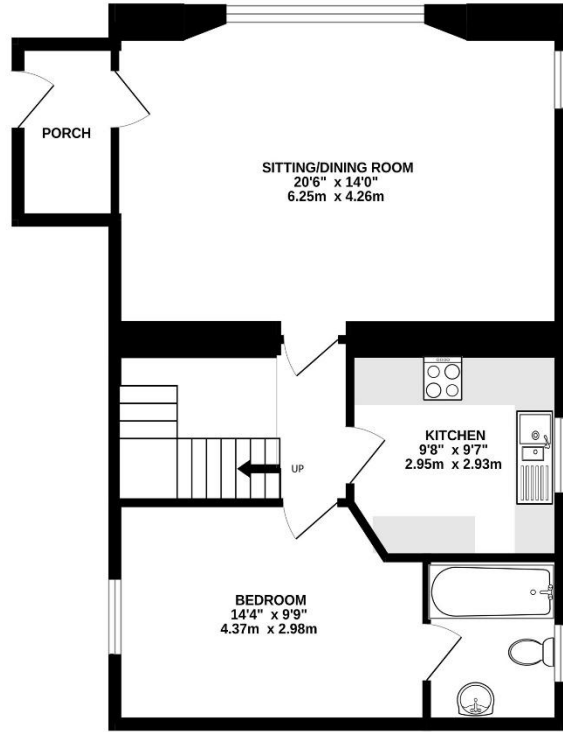
Tenure: Freehold.

Annual Management Charge: Maintenance of shared driveway, swimming pool and play area, waste bin collection. Includes day to day running of the management company and a sink fund. £10,000 per annum.

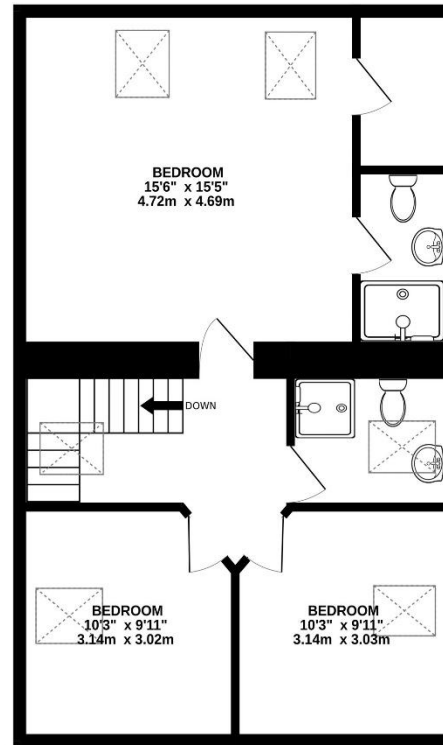




GROUND FLOOR  
669 sq.ft. (62.2 sq.m.) approx.



1ST FLOOR  
639 sq.ft. (59.3 sq.m.) approx.



THE BLICKLING, JONAS FARM BARNs

TOTAL FLOOR AREA: 1308 sq.ft. (121.5 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 ©2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. Any person inspecting the property does so entirely at their own risk. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092. 9. These Particulars were prepared in XXXXXXXX.