



Waterside Cottage
Hill Common | Hickling | Norfolk | NR12 0BT

TIMELESS VIEWS



'With views to set it apart, this home is a work of art designed around its wonderful location. Go down to the edge of the water or retreat at close quarter to beautiful gardens that magnificently enhance the sensation. With generous space this inspiring place offers a wonderful style of living, a sanctuary for you and wildlife too, it's a home that just keeps on giving'.



KEY FEATURES

- A Former Marshman's Cottage which has been Sympathetically Extended enjoying Stunning Views over Hickling Broads
- Four Bedrooms: Two Bath/Shower Rooms
- Four Receptions including a First Floor Sitting/Viewing Room
- Spacious Breakfast Kitchen with Separate Utility Room and Ground Floor WC
- Wonderful Landscaped Gardens extend to 0.75 acres (stms)
- Good Range of Outbuildings including a Double Garage and Workshop
- The Accommodation extends to 2,591sq.ft
- Energy Rating: E

Waterside Cottage, situated on a peaceful country lane in the Broadland village of Hickling, offers up a piece of Norfolk history. Formerly two 1750's Marshmen cottages, renovated sympathetically, and retaining the charm and character, this home provides a never changing view of the broad in peace and tranquillity, all enjoyed from a home that the current owner describes as "giving you a warm hug every time you enter". Ideally situated within walking distance to the local pub, close to the sailing club too and close to local amenities this home has it all.

Norfolk Charm

The current owners were drawn to this property as their perfect second home, totally smitten with the location and the characterful charming features. They extended the kitchen adding a lantern roof and bi-folds to offer outside living and create a sociable flow. The kitchen is also cosy with the electric Aga, which offers flexibility around the heating of this home, but still big enough for Sunday brunches all together. There is an abundance of areas for friends and family to gather in the expansive sitting room and dining room, both with open fireplaces, plus a light filled reception hall off the kitchen. The fire in the sitting room invites conversation and friendship over drinks and then guests go through to the formal dining room for supper. With four bedrooms on the first floor there is plenty of space for people to stay – you are taken back by the amount of light in these rooms due to dual aspect or twin windows, and the bedrooms at the front of the house also offer that incredible morning view of the broad – what a scene to wake up to! The home has seen many celebrations including birthdays with the neighbours and the Hill Common Frolic – it's a lovely welcoming community.





KEY FEATURES

Peace & Tranquility

When the house becomes quiet again the beautiful south facing upstairs sitting room with balcony comes into its own. This room is the owners favourite place - the broad provides a tranquil energy with the magnificent view never changing but always giving you an interesting aspect - reeds blowing on a windy day, stillness on a calm evening, a golden hue in summertime whilst on race days you can cheer on the yachts or watch the windsurfers. The owners have even enjoyed dinner on the balcony! The views are complimented by the original thatched boatsheds which add to the unique charm of this home.

Mother Nature At Her Best

Waterside Cottage in this idyllic Nature Reserve setting, is a sanctuary for wildlife too- with starling, kingfishers and otters all visiting this haven. The gorgeous summer house is the go-to place at 4.00pm for afternoon tea in the sunny haze and to witness the bird life. Mature trees including Silver Birch, Hornbeam, twisted Willow Oak and Poplar provide shade and shelter, encouraging the wildlife as does the reed bed in front of the cottage and with a plot of 0.75 acres there is an abundance of space for Mother Nature to work her magic.

































INFORMATION



On The Doorstep

Hickling has two pubs, an active village hall, primary school and church. Sutton village nearby has a local shop, whilst Stalham, just a hop away, provides a great range of local shops as well as Tesco supermarket and schools. The broads capital, Wroxham, is just 11 miles away and offers a wide range of amenities plus a rail link to Norwich, which goes straight to London Liverpool Street.

How Far Is It To?

The city of Norwich is about 19 miles away and has excellent educational, cultural and recreational facilities. There is a regular rail service to Cambridge and London Liverpool Street, whilst Norwich airport provides daily flights internally and to continental Europe. The North Norfolk Coast can be found further around the coastline with its quaint villages and sandy beaches. Favoured spots include Holt, Wells on Sea, Blakeney and the Burnhams. A 45 minute drive south will see you arrive at Thetford Forest with its many nature trails and bicycle paths whilst Stansted Airport is a further hour drive with its many destinations offered throughout mainland Europe.

Directions

From Norwich take the A47 Southern bypass heading towards Great Yarmouth. Upon reaching Acle take the A1064 exit on the roundabout heading towards Billockby. Prior to reaching Billockby turn left onto the B1152. Continue along this road through the hamlet of Clippeby before joining the A149 coast road. Continue along this road through Potter Heigham before turning right signposted Hickling. Upon reaching the centre of Hickling and at the crossroads turn right into Staithe Road, continue past The Pleasure Boat public house and the Whispering Reeds boatyard, whereby Hill Common is an unmade road on the right with Waterside Cottage begin the ninth property along the lane on your left hand side.

Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage

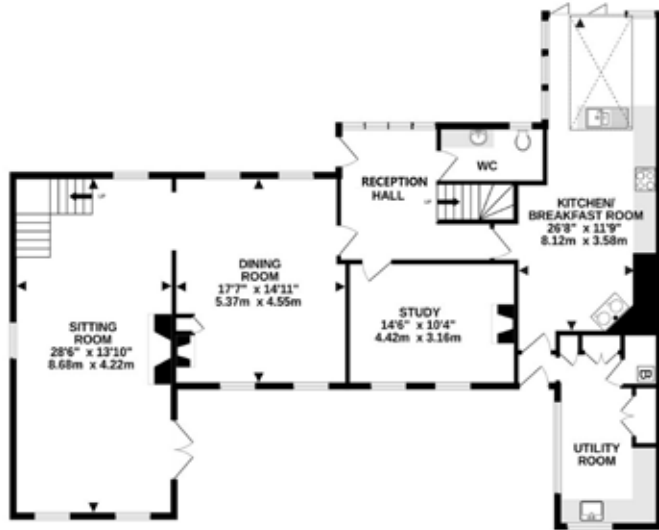
Broadband Available - vendor uses BT

Mobile Phone Reception - varies depending on network provider

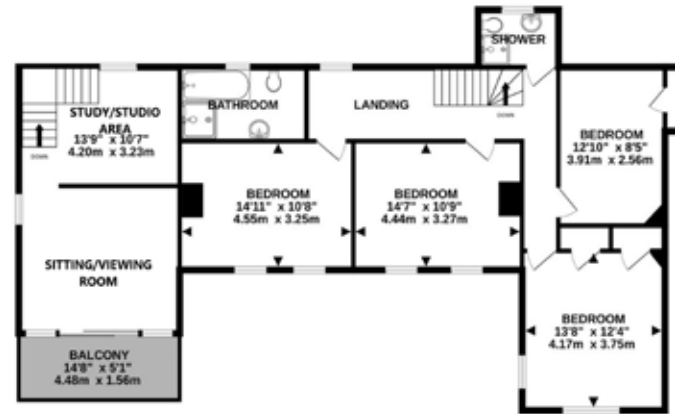
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability

North Norfolk District Council - Council Tax Band G

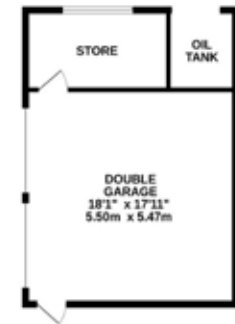
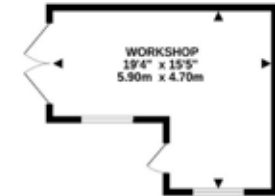
Freehold



GROUND FLOOR
1399 sq.ft. (130.0 sq.m.) approx.



1ST FLOOR
1192 sq.ft. (110.7 sq.m.) approx.



OUTBUILDINGS
681 sq.ft. (63.3 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING OUTBUILDINGS) : 2591 sq.ft. (240.7 sq.m.) approx.
TOTAL FLOOR AREA : 3272 sq.ft. (304.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs			
(94-100)	A		
(81-93)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcrea.com			

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