



The Hollies
Stubb Road | Hickling | Norfolk | NR12 0YS

BROADEN YOUR HORIZONS



“From first sight this beautiful Victorian home is sure to capture your imagination.

The pretty frontage, with its large windows and painted shutters, is complemented by a wonderful 1970s self-contained annexe with a pepper pot design, formerly an artists’ studio. Lovingly landscaped gardens add to the appeal, with plenty of space inside and out and a great deal of privacy too.

The Broadland village location, walking distance from a nature reserve in one direction and a pub in the other, is simply the icing on the cake.”



KEY FEATURES

- A Beautiful Victorian Property with a Pepper Pot Design Annexe situated in the Broadland Village of Hickling
- The Main House has Five Bedrooms and Two Bath/Shower Rooms
- Kitchen/Breakfast Room with Separate Utility and Ground Floor WC
- Large Open Plan Sitting/Garden Room with Wood Burner
- Separate Dining Room and a Study
- The Annexe is Completely Self-Contained and has Two Bedrooms and Two Bath/Shower Rooms
- The Grounds extend to 1.19 of an acre (stms) and include an Undercover Entertaining Area, a Children's Play Area and a Rhino Greenhouse
- Outbuildings include a Three Bay Cart Lodge with One Enclosed Bay and a Large Storage Building with Solar Panels
- The Accommodation including the Annexe extends to 3,459sq.ft
- Energy Rating: D

This is a home with enormous kerb appeal – and when you step inside and start to explore, its charm increases. The main house has a spacious, two-bedroom annexe that adds huge versatility. It's perfect for multi-generational living or to provide a useful income and has its own private garden. The property as a whole has been much improved by the current owners and comes to the market with no work to do.

Character And Contemporary

The original parts of the main house are late Victorian and the property was once home to the headmaster of the village school. It was later home to a well-known British artist and his wife, who enjoyed travelling around the Broads and painting, inspired by the beautiful surroundings. They used the annexe as an art studio, full of light. The current owners were looking for a home with a good size annexe when they found this and were drawn by the well-proportioned accommodation in both parts of the property, as well as by the glorious private garden and the lovely Broadland village location. Over their time here, they have carried out a lot of work, landscaping the front garden and building a cart lodge, putting a solid roof on the garden room, replacing and insulating the roof, partly rewiring, replastering and redecorating and more besides. The result is a charming and attractive place that anyone would be delighted to call home.

Room For All

On the ground floor, you'll find three good size reception rooms, currently a dining room with elegant fireplace complete with log burner, a study or home office, plus a magnificent garden room that the owners use as a sitting room year-round. This has a log burner that fills the room with warmth on cold winter days, plus two sets of double doors to the garden.





KEY FEATURES

The room is part open to the breakfast room, which also has a log burner. This in turn leads to the attractive and high-quality kitchen, complete with island. The flow of the rooms makes this a great place for entertaining and you can spill out into the garden – the owners have hosted 50 or 60 people here on several occasions very successfully. There's also a utility room and cloakroom on the ground floor, with external access. Upstairs, five generous bedrooms are spread over two floors, with a stylish en-suite for the principal bedroom and the fifth bedroom currently used as a dressing room. The other three bedrooms share the shower room. The layout is perfect for a family – when your children are little, you can keep them on the same floor as you and when they hit their teenage years they will love having the second floor to themselves!

An Exceptional Annexe

The annexe is a good size property in its own right. On the ground floor it has a wonderful reception room to the front, with French doors leading onto its own private area of garden. Double doors lead to the kitchen, which again opens onto the garden, with plenty of built-in storage, plus a cloakroom also on this floor. You can head upstairs either via the staircase or by using the lift, added for an elderly relative. Up here you'll find the master en-suite bedroom and a further bedroom and a separate shower room. The annexe also has slopes for those using walkers, so it's very accessible. In the past, it's been a highly successful holiday let and this accessibility will add to the appeal and broaden your potential customer base, should you wish to use it as a holiday rental.

More To Explore

There are useful outbuildings here too – in addition to the three-bay cart lodge, there's a large outbuilding to one side of the plot, currently used for storage and divided into three good size rooms, with solar panels on the roof. There's also an undercover entertaining area in the garden, with a covered seating area and indoor bar. These are found on the rear patio, where the owners have a hot tub where they can stargaze from the water on a clear night. The garden also benefits from a play area, fruit cage and orchard plus a superb 12ft x 12ft Rhino greenhouse. Best of all, it's completely private, bordered by mature trees with open farmland to the rear. The location is lovely – you're set well back from the road, with very little passing traffic as it's a quiet lane. There's a pub just a minute's walk from your front door and another a ten-minute walk in the other direction. You're close to Hickling Broad and all the wildlife there and you're only a short drive from Stalham where you'll find a supermarket and many interesting independent shops. The coast is another bonus – just three miles away. You can easily head up to North Norfolk or down to Norwich, so you'll never be short of things to do!

























The Annexe









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 Liverpool St, London.

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 Wroxham Road/A1151 and continue onto Norwich Road/A149 passing through Wayford, Stalham, Sutton and head towards Catfield. Turn left onto New Road and then left onto Staithe Road. Continue onto Heath Road and then turn right onto Stubb Road, whereby the property will be found on the left hand side clearly signposted with a Fine & Country For Sale Board.

Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage

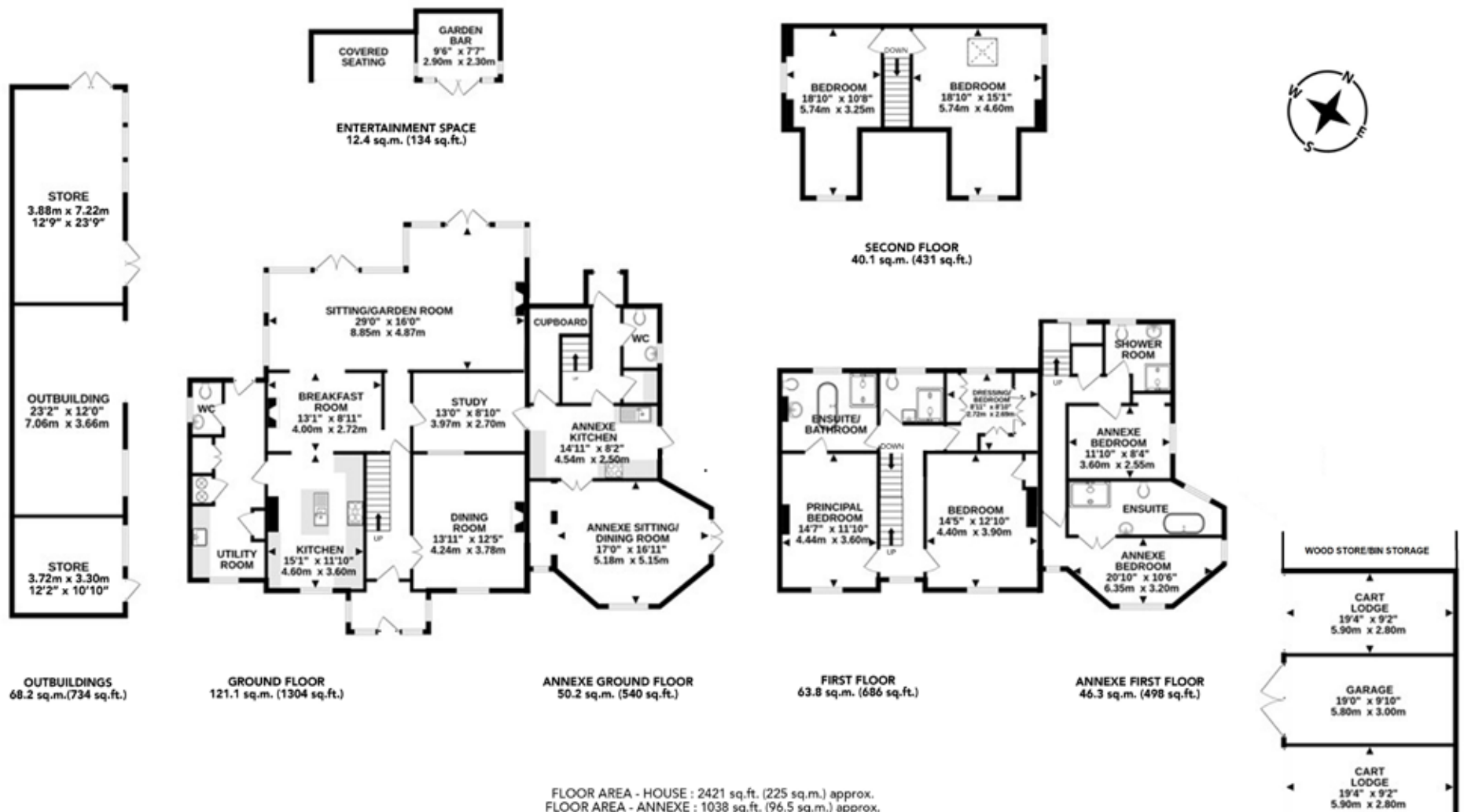
Broadband Available - Vendor uses BT

Mobile Phone Reception - varies depending on network provider

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

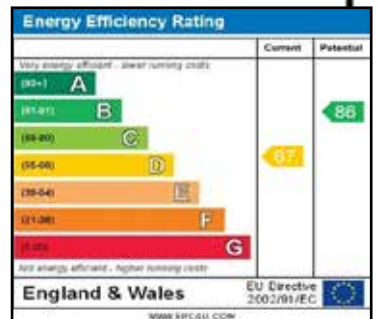
North Norfolk District Council - Council Tax Band E

Freehold



FLOOR AREA - HOUSE : 2421 sq.ft. (225 sq.m.) approx.
FLOOR AREA - ANNEXE : 1038 sq.ft. (96.5 sq.m.) approx.
GARAGING & OUTBUILDINGS : 1280 sq.ft. (119 sq.m.) approx.
TOTAL FLOOR AREA : 4874 sq.ft. (452.8 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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Fine & Country Norwich
12-14 Queen Street, Norwich, Norfolk, NR2 4SQ
01603 221888 | norwich@fineandcountry.com

