



2 Sunflower Cottages  
Stubb Road | Hickling | Norfolk | NR12 0YS

# BROADLAND BEAUTY



“In the pretty and desirable Broadland village of Hickling, you’ll find this newly renovated cottage, tucked away well back from the road. It’s packed full of character, top to bottom, with original features shown off to advantage alongside contemporary comforts with a quality finish. All the delights of a period property without the hard work!”







# KEY FEATURES

- A Semi-Detached Period Cottage in the Broadland Village of Hickling
- The Property has Undergone a Full Renovation
- Two Double Bedrooms and a First Floor Shower Room
- Kitchen/Dining Room with Separate Utility
- Sitting Room with Inglenook Fireplace and Wood Burner
- Original Character can be found with Exposed Brick and Beams
- Good Size Garden with Patio Area
- Shingle Drive provides Plenty of Parking
- The Accommodation extends to 915sq.ft
- Energy Rating: TBA

Just down the road from Hickling Broad, with its nature reserve and sailing club, a short drive from the thriving market town of Stalham, close to the glorious beaches of East Norfolk and within easy reach of the charming and historic city of Norwich, this cottage sits in an enviable position. Newly renovated, all the hard work has been done for you.

## A Sense Of History

The cottage is part of a row that dates back to 1727, there's almost three hundred years of character here. When the owners bought the property, it was the first time it had ever come to the open market, having been in the same family for an impressive six generations. It was therefore remarkably unspoilt and while it needed a lot of work, the bones of the building were wonderful and the features intact. The owners have carried out a stunning transformation, effortlessly marrying the traditional character with a bright, contemporary finish and allowing the features to shine.

## Light-Filled And Lovely

Step inside and you'll see that everything has been done for you here – there's a new boiler and central heating system, new kitchen and bathroom, new flooring, double glazing, insulation – you name it. The sitting room has a beautiful inglenook fireplace with inset log burner and this makes it wonderfully cosy in winter, while the south-facing window allows the room to fill with light. The sitting room is packed with character, with a wall of exposed brick and with original beams overhead. There's a useful utility nook off the hallway, then you have a gorgeous open plan kitchen and dining room, with two rooflights to maximise the light, a lovely sociable layout, stylish contemporary fittings, plenty of space for guests around the table, and doors leading onto the rear garden.







# KEY FEATURES

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## Explore Upstairs

Upstairs, both of the double bedrooms are a similar size and share an elegant and airy shower room. Everything has been finished in neutral, calming colours, so you can move straight in and enjoy it.

## Discover The Area

The garden is a really good size and is a blank canvas, ready for you to make it your own. You have space at both the front and the rear and you're well set back from the road. The rear garden has a patio outside the kitchen doors, so you can take your morning coffee or evening drink out there. The owners have kept the fruit trees, so you have four varieties of apple, plus pear and plum to enjoy. The front garden could be used for parking or could be landscaped, laid to lawn or shingled – whatever you prefer – allowing you to put the finishing touches to your new home's surrounds. When you head out of the garden and into the village, you'll find not one but two popular pubs, plus a community centre that hosts regular events and has a little playground. You're very close to Hickling Broad, which has one of the most active sailing clubs in the area and is also a nature reserve, home to rare flora and fauna. The village also has a highly-regarded playgroup and infant school. Down the road, Stalham is the closest town and has a high school, supermarket and a range of independent shops. You're really close to the coast here and have a choice of sandy beaches, dunes, family friendly resorts and more to enjoy. Norwich is also a short drive away and is one of the best cities in the country for arts, creativity, history, shopping and more, so there's plenty to explore and to keep you busy!





































# INFORMATION

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## 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?

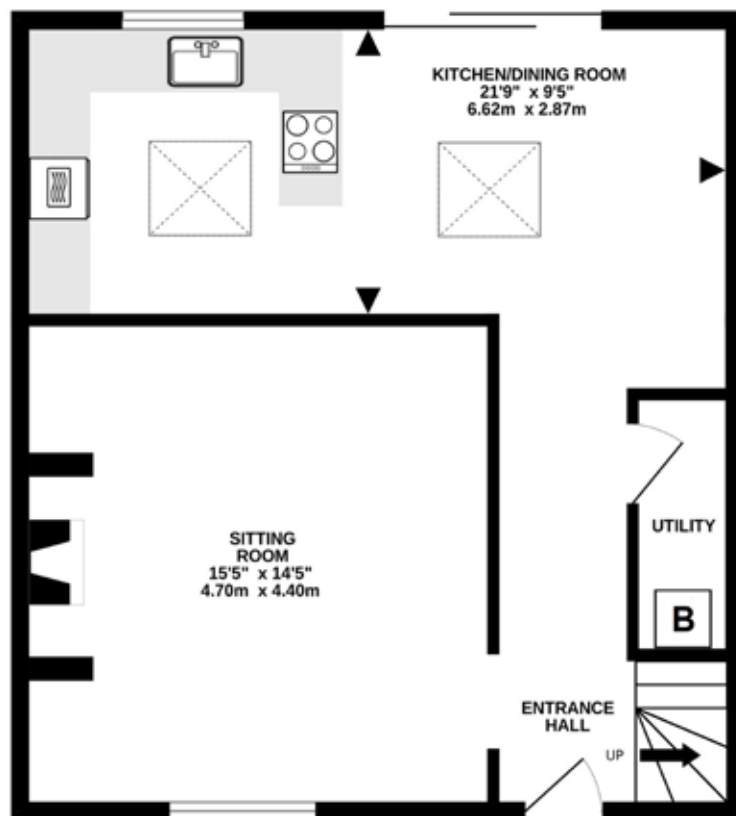
The city of Norwich is about 19 miles away and has excellent educational, cultural and recreational facilities. There is a regular rail service to Cambridge and London Liverpool Street, whilst Norwich airport provides daily flights internally and to continental Europe. The North Norfolk Coast can be 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

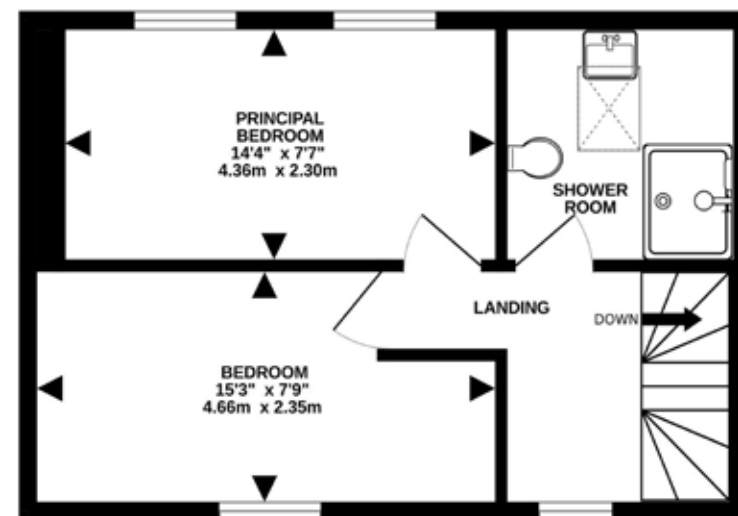
From Norwich take the Wroxham Road/A1151 and continue onto Norwich Road/A149 passing through Wayford, Stalham, Sutton and head towards Catfield. Turn left onto New Road and then left onto Staithe Road. Continue onto Heath Road and then turn right onto Stubb Road, whereby the property will be found on 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 - Not Currently Connected  
Mobile Phone Reception - varies depending on network provider  
Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) - for Broadband/Mobile availability  
North Norfolk District Council - Council Tax Band -Pending  
Freehold



**GROUND FLOOR**  
566 sq.ft. (52.5 sq.m.) approx.



**1ST FLOOR**  
349 sq.ft. (32.4 sq.m.) approx.



**TOTAL FLOOR AREA : 915 sq.ft. (85.0 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](http://www.norfolkpropertyphotos.co.uk)  
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This property requires an  
Energy Performance Certificate, which is in the  
process of being done







# FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

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We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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