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# Holly Lodge

*Hickling, Norfolk*

SOWERBYS



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# Holly Lodge

The Causeway, Hickling,  
Norfolk, NR12 0BL



Immaculate Four/Five Bedroom Detached House

Beautifully Landscaped Parkland Garden

Highly Desirable Location

Situated in Quiet Country Lane

National Park and AONB Setting

Stunning Field and Woodland Views Throughout

Nature Reserve and Hickling Broad Nearby

Sailing Club and Mooring for Residents

Award Winning Sandy Beaches

Easy Access to North Norfolk Coast



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“The light and spacious hallway makes a dramatic first impression...”

Located in the pretty Broadland village of Hickling, this truly impressive four/five bedroom home is tucked away down a quiet country lane. Situated in a woodland setting, there is a nearby nature reserve and expansive sandy beaches along the Norfolk coastline. The owner has created beautifully designed south-facing gardens, ensuring breath-taking views from every window, and spacious and versatile accommodation throughout. This home is perfect for those wanting a peaceful countryside lifestyle near the coast, in the heart of the Norfolk Broads.

As you enter Holly Lodge, the spacious vaulted hallway is full of natural light and provides a wonderful space to welcome guests. The sitting room is of superb proportions and allows for plenty of room to create a sociable seating arrangement around the central open fireplace. The kitchen is bright and spacious with beautiful views to the back garden. There is also a utility room and a useful rear lobby off the kitchen, leading to the patio area and garden. With the abundance of reception space, the ground floor accommodation is incredibly versatile and easily able to adapt to suit your lifestyle.

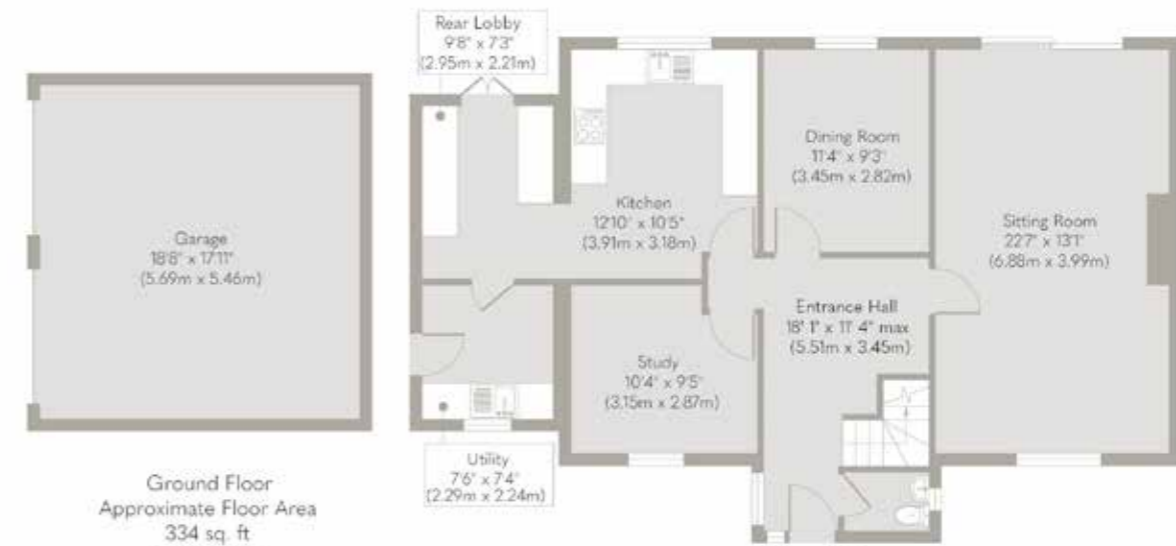


The first floor accommodation offers four double bedrooms, with the principal bedroom benefitting from a modern well fitted shower room, as well as a separate family bathroom.





First Floor  
Approximate Floor Area  
950 sq. ft  
(88.27 sq. m)



Ground Floor  
Approximate Floor Area  
334 sq. ft  
(31.07 sq. m)

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Approximate Floor Area  
950 sq. ft  
(88.27 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Outside, the property offers beautiful parkland style south-facing gardens, set in grounds of half an acre (STMS) with a variety of mature trees and established planting. The gardens have been landscaped to include a patio area, spa cabin with power and lighting, decking area and gravelled garden, wildlife ponds, a woodland area, vegetable plot, orchard, and soft fruit beds. There are various seating areas throughout, ensuring there's always somewhere to pause and take in the beauty and tranquillity of the setting.

The front garden looks out onto the woodland beyond, and is filled with established planting and shrubs, with plenty of space for parking. The property is approached down a quiet wooded country lane, via a five bar gate onto a large driveway. The double garage at the front is insulated, with up-and-over doors, lights, and power points, and loft ladder access to the upper storage space. There is also a storage shed and a wood store in the front garden.





ALL THE REASONS



# Hickling

IN NORFOLK  
IS THE PLACE TO CALL HOME

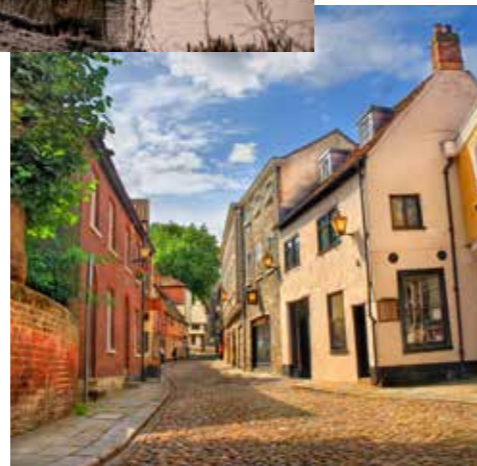


The pretty Broadland village of Hickling is situated in a designated Area of Outstanding Natural Beauty within the Norfolk Broads National Park, where sailing, canoeing, and windsurfing are all popular local activities. Hickling Broad nature reserve is a haven for wildlife, with many nature trails, and the Norfolk Wildlife Trust offers a variety of events, guided walks and boat trips with free entry to residents throughout the year. Whilst Hickling Broad is the largest of the Norfolk broads, it remains a well-kept secret, and consequently the village retains its tranquil character throughout the year.

Hickling is well-served, with a C of E infant school and pre-school in the village, a popular

weekly farmer's market, and a Post Office service. There are two churches, two pubs and a village hall offering a wide range of community events, cinema evenings, sporting activities and a gym. There is also mooring available for residents on request. Hickling village is just 3 miles from a blue flag beach, 11 miles from Wroxham and 18 miles from Norwich.

The medieval streets of Norwich are home to a rich cultural scene, vast shopping options, and a vibrant range of restaurants and bars. Trains to Liverpool Street take just 90 minutes, and the city's airport leads to a number of destinations, as well as direct to Amsterdam for interconnecting flights worldwide.



Note from the Vendor



View over fields to the front

“There are stunning countryside and woodland views from every room at Holly Lodge”

THE VENDOR



**SERVICES CONNECTED**

Mains electricity and water. Oil fired central heating.

**COUNCIL TAX**

Band F.

**ENERGY EFFICIENCY RATING**

D. Ref: 8844-7723-2560-5553-5996

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

**TENURE**

Freehold.

**LOCATION**

What3words: ///hillside.blink.daydream

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.



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