



THE STORY OF

Hushwing Barn

Hickling, Norfolk

SOWERBYS



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Hushwing Barn

Brightmere Road, Hickling
Norfolk, NR12 0AE

High Specification Barn Conversion

Stunning Quality and Character Throughout

Open-Plan Living Options

Four/Five Bedrooms

Highly Versatile Accommodation

En-Suite and Dressing Room
to Principal Bedroom

Exclusive and Sought After Collection of Barns

Dual Access to Front and Rear of Property
with Double Carport and Integral Garage

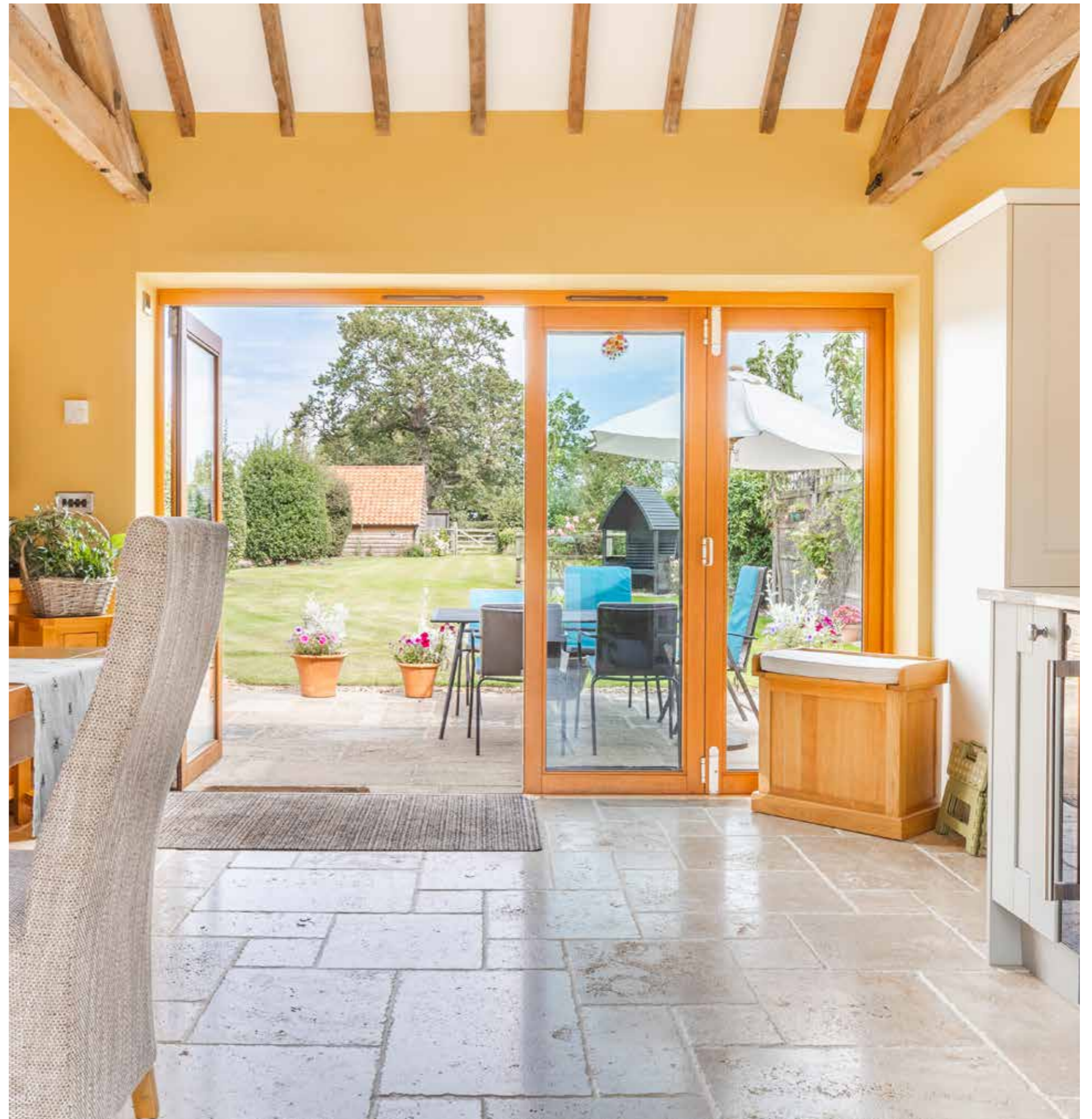
Beautifully Maintained Garden

Idyllic Countryside Setting

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Situated within an exclusive collection of stunning barn conversions, this exceptional home offers over 2,000 sq ft of characterful and high-quality living space and a generous garden.

One of the most striking features of Hushwing Barn is the abundance of natural light that fills the home. The main reception area features double and bi-fold doors that invite in stunning views and plenty of natural light, accentuating the quality stone flooring and extensive bespoke kitchen topped with granite worktops.

The kitchen includes a full range of integrated appliances featuring a separate wine fridge, making it a highly functional and sociable space. Under a fully vaulted ceiling, the kitchen island leads to the dining area and additional seating, both of which offer far-reaching views of the rear garden and direct access to the sun terrace.

Adding to the open-plan reception is the formal living room. It boasts equally striking features, including vaulted ceilings, exposed timbers, and a wood-burning stove with an exposed zig-zag flue. Another set of bi-fold doors open up to the outdoors, making this a wonderful family room to be enjoyed throughout the year.

A spacious wing of bedrooms offers great versatility, with five potential bedrooms, each of which can serve as an optional reception room. The opulent principal suite not only includes a luxurious en-suite shower room but also a large dressing room, while the main bedroom itself enjoys generous proportions and characterful exposed timbers. Two guest doubles are served by the central family bathroom. All of the bedrooms and bathrooms are fitted with Fakro skylights with electronic opening and rain sensors.



The barns name derives from the old country term for Barn Owls-Hushwings.





One of the most surprising features of Hushwing Barn is the extraordinary rear plot, which includes a private entrance, a large driveway, and a double carport added by the current owners, as well as ample space for various areas of thriving gardens.



The sun terrace can be accessed directly from the dining and sitting rooms, while the sprawling lawn is bordered by well-stocked flower beds. A picturesque orchard enjoys plenty of sunlight, and a selection of fruit-bearing trees line the driveway.



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.

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Hickling

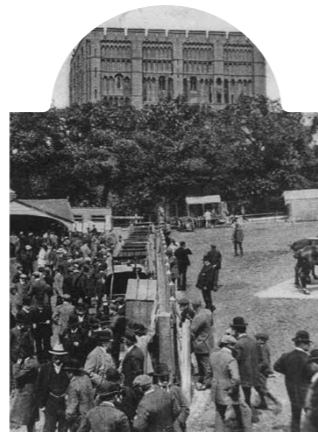
A HIDDEN TREASURE OF THE NORFOLK BROADS

The pretty Broadland village of 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.

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, boat trips and 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.

Stalham is three miles away and offers a good range of amenities including supermarkets, a doctor's surgery, schools, and various shops, pubs and restaurants.

Around 18 miles away, Norwich's perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. When the bright lights call, trains to Liverpool Street take just 90 minutes, and the city's airport flies to a number of UK destinations, as well as direct to Amsterdam.



Note from the Vendor



Hushwing Barn.

“It is so tranquil being so close to the broad and we have a lovely friendly village community.”



SERVICES CONNECTED

Mains water and electricity.
Air source heat pump with underfloor heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

B. Ref:- 8099-3884-3739-2397-3063

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: ///planting.lamplight.taster

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SOWERBYS

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