

SALES & LETTINGS

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Brightmere Barn, Brightmere Road, Hickling, Norfolk, NR12 0AE

Set within in a sought-after private development on a generous plot, of approximately one and three quarters of an acre, Brightmere is a stunning barn conversion, developed to the highest of standards, retaining many of its original features including vaulted ceilings, beams and brickwork, whilst also encapsulating a modern and contemporary design to create a fabulous family residence combined with an equine focused lifestyle.

An amazing opportunity to escape to the country and enjoy the tranquility or adventure of the north Norfolk village of Hickling, located on the edge of the Hickling Broad, the largest of the Norfolk Broads famous for its wildlife, fishing, sailing and natures reserves. The property enjoys easy access to the local amenities that include a primary school, The Greyhound public house, the Pleasure Boat Inn, owned by the Norfolk Wildlife Trust, a community centre and church. Additional amenities can be found in the nearby larger town of Stalham, where there is a supermarket, petrol station and doctors' surgery.

Approached from the front over a shingle driveway there is allocated off-road parking. To the rear, a broad sun terrace extends the length of the property leading to storage outbuildings, a kitchen garden, raised flower beds and seating, ideal for alfresco dining with friends and family. A neatly maintained lawn garden provides distant views over the private grazing paddocks, field shelter and a double stable block with tack room.





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- OPEN PLAN LIVING
- OFF-ROAD PARKING
- NORFOLK BROADS LOCATION

- STUNNING BARN CONVERSION
- GRAZING PADDOCKS & STABLE BLOCK
- BEAUTIFULLY PRESENTED THROUGHOUT

- FOUR BEDROOMS, TWO WITH EN-SUITES
- PLOT OF APPROX. ONE & THREE-QUARTER ACRES
- FOUR MILES TO COASTLINE & TWENTY TO NORWICH

Beautifully presented throughout, and with nearly two thousand square feet of living space the property affords a generosity of accommodation for any modern-day family. The main entrance provides access into a hallway where separate internal doors lead into a cloakroom and through to spacious family lounge with a bio-fuel fire, responsible for the hot water and underfloor heating, and two sets of double doors; out to the rear terrace and through to a modern open plan kitchen dining room with an adjoining family room. From the family room there is access to a separate utility, a mezzanine, currently used as an office and bi-folding doors that overlook and open out to the rear garden. To the first floor, a family bathroom and four bedrooms, two with en-suites and the main with a dressing area completes the accommodation.

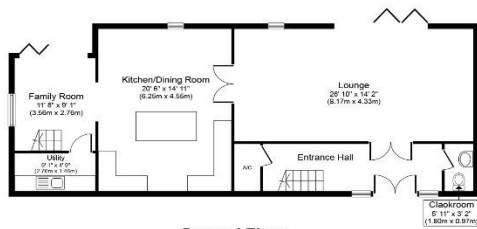
The property is further complimented in its location, only four miles to the dog friendly sandy coastline at Sea Palling or Waxham where you can purchase a traditional fish supper and traditional seaside donuts. The capital city of Norwich is located approximately twenty miles to the north west, providing access to the main train station, excellent retail therapy, numerous restaurants and cafes, great night life and extensive historical interest.

Agents Note: The property is subject to a restrictive covenant.

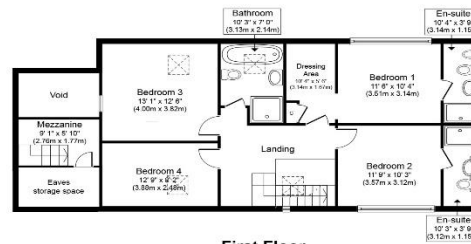




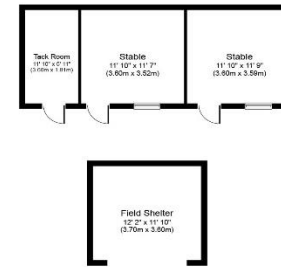
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Ground Floor
 Approximate Floor Area
 1,020 sq. ft.
 (94.8 sq. m.)



First Floor
 Approximate Floor Area
 972 sq. ft.
 (90.3 sq. m.)



Outbuildings







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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.

Score	Energy rating	Current	Potential
92+	A		102 A
81-91	B	81 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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Second Home Service	Property Cleaning Service	Mortgages	Solicitors	Surveyors	Service Providers	



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