



Lawson Cottage Stubb Road, Hickling, NR12 0YS

£790,000









# Lawson Cottage Stubb Road

Hickling, NR12 0YS

- Superb Period Detached Property
- Eight Bedrooms with En Suite Facilities
- Bio Mass Boiler & LPG Central Heating
- Glorious Broadland Location
- Beautifully Presented Throughout
- Currently Operated as a Successful B'n'B
- Three Spacious Reception Rooms
- Generous Grounds of Approx 0.46 Acre (stms)
- Close to Hickling Broad & The North East Coast
- Must be Viewed to be Appreciated!

Aldreds are delighted to offer this substantial detached house located in the desirable Broadland village of Hickling. The owners of this beautifully presented period property currently operate a successful bed and breakfast with hugely spacious accommodation offering a total of eight bedrooms, with seven en-suite/bathroom facilities, and three spacious reception rooms.

The property sits in lovely mature grounds of approximately 0.46 acre (subject to measured survey) with lots of off-road parking, a workshop and store. The main accommodation is heated by a Bio Mass boiler with two independant LPG boilers serving the B&B accommodation. Located in a wonderful position near to Hickling Broad and the Wildlife Trust in this sought after village, early internal viewing is strongly recommended to appreciate.

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## Reception Hall 11'4" at max x 9'5" (3.47m at max x 2.89m)

Part glazed entrance door, windows to side and rear aspects, exposed brick and flint work to walls, radiator, doors leading off;

## Cloakroom

Low level w.c., hand wash basin with fitted storage under, ventilation, LED ceiling lighting.

## Dining Room 11'1" x 10'4" (3.39m x 3.17m)

Window to front aspect, radiator, exposed brick and flint work to wall, door giving access to;

## Hall

Part glazed door to garden, stairs to first floor.

## Landing

Serving three of the en suite guest bedrooms, built-in cupboard.

## Bedroom 2 11'5" x 10'6" (3.49m x 3.22m)

Window to front aspect, radiator, door giving access to;

## En-Suite Bathroom 9'6" x 9'6" (2.9m x 2.9m)

Rear facing obscure glazed window, antique style radiator, part panelled walls, free standing roll top bath with raindrop shower head over and ceiling mounted shower and rail, mixer tap with shower attachment, pedestal hand wash basin, low level w.c, ventilation.







**Bedroom 3 12'6" extending to 15'7" x 11'6" (3.82m extending to 4.76m x 3.52m)**

Window to front aspect, radiator, door giving access to;

#### **En-Suite Shower Room**

Fully tiled walk-in shower area with ventilation, inset LED ceiling lighting, part tiled walls, low level w.c., pedestal hand wash basin, heated towel rail, obscure glazed window to front aspect.

**Bedroom 4 15'3" x 9'4" (4.65m x 2.86m)**

Two rear facing windows, radiator, door giving access to;

#### **En-Suite Shower Room**

Obscure glazed window to rear aspect, part tiled walls and floor, low level w.c., pedestal hand wash basin, tiled shower cubicle with raindrop shower head, heated towel rail, ventilation.

**Lounge 21'5" x 17'8" reducing to 15'7" (6.53m x 5.39m reducing to 4.76m)**

A hugely spacious double aspect room with windows to front and rear, wood burning stove on a tiled hearth, exposed beams, under stair cupboard, two radiators, door giving access to;

#### **Lobby Area**

With second staircase to master bedroom suite, radiator, part glazed door to driveway, opening into;

#### **Directions**

From Aldreds stalham office proceed along St Johns Road turning right onto the Brumstead Road. At the 'T' junction, turn right, at the mini roundabouts turn left towards Sutton on the Old Yarmouth Road. Upon reaching Stalham Green bear left into Field Road. At the junction, turn right and then first left. Continue for approximately 1.5 miles to the village of Hickling. At the 'T' junction, turn right and left into Stubb Road just after the Greyhound public house, where the property can be located a short way along on the right hand side





### Kitchen/Dining Room 24'6" x 10'4" (7.48m x 3.17m)

A spacious double aspect room with windows to front and rear, a range of fitted kitchen units with rolled edge work surface, inset ceramic butler style sink with mixer tap, space for range cooker with chimney style extractor over, exposed brickwork to wall, radiator, doors leading off;

### Walk-In Pantry 4'11" x 4'9" (1.52m x 1.47m)

Fully shelved with light.

### Laundry Room 7'10" x 10'9" at max (2.4m x 3.29m at max)

With fitted shelving, base units with rolled edge work surface, stainless steel sink drainer with mixer tap, plumbing for washing machine, radiator.

### Breakfast Room 18'9" x 10'1" at max (5.72m x 3.08m at max)

A light and airy triple aspect room with windows to side and rear, glazed French doors to garden, a large lantern style roof light, two built-in cupboards, one housing LPG boiler and pressurised hot water cylinder, two radiators, inset LED ceiling lighting.

### Master Bedroom Suite

Accessed via an independent staircase from the rear lobby area with a landing and store cupboard, door giving access to:

### Master Bedroom 15'5" x 11'5" (4.7m x 3.48m)

Window to side aspect, radiator, door to en suite bathroom and open access to:

### Dressing Room 18'8" x 6'2" (5.7m x 1.9m)

Two windows to rear aspect.

### En suite Bathroom 13'1" at max x 6'6" (4m at max x 2m)

Obscure glazed window to rear aspect, large tiled shower area, spar bath, low level wc, handwash basin within a fitted storage unit.

### B and B Accommodation - The Mooring

### Bedroom 14'7" x 12'3" (4.45m x 3.75m)

Part glazed entrance door, window to front aspect, radiator, door giving access to;

### En-Suite Bathroom 7'3" x 7'4" (2.23m x 2.24m)

Obscure glazed window to front aspect, part tiled walls, tiled flooring, pedestal hand wash basin, panelled bath with raindrop shower head over and ceiling mounted shower rail, low level w.c, antique style heated towel rail, loft access, ventilation.

### The Boathouse

### Bedroom 15'1" x 12'4" (4.61m x 3.76m)

Part glazed entrance door, window to front aspect, radiator, door giving access to;

### En-Suite Shower Room 6'5" x 7'2" at max (1.98m x 2.19m at max)

Obscure glazed window to rear aspect, tiled walls, tiled shower cubicle with raindrop shower head, low level w.c, pedestal hand wash basin, ventilation.

### The Stables

### Entrance Hall

Part glazed entrance door, tiled flooring, doors leading off;

### Bedroom 1 14'4" x 10'11" (4.37m x 3.34m)

Two front facing windows, radiator.

### Bedroom 2 10'5" reducing to 8'7" x 10'11" (3.18m reducing to 2.62m x 3.35m)

Window to front aspect, radiator.

### Shower Room

Tiled flooring, part tiled walls, low level w.c., tiled shower cubicle with raindrop shower head and fixed screen, hand wash basin, ventilation, loft access, heated towel rail.

### Workshop 19'6" x 11'1" (5.95m x 3.38m)

Front facing double doors, side facing window, power, lighting, LPG boiler, external power supply.

### Outside

The property is approached via a large shingle driveway, providing ample parking space for a number of vehicles with a five bar timber gate and pedestrian gate giving access to an additional driveway area leading to the top of the garden, between the holiday accommodation onto a concrete hard standing with store. The property sits in a generous overall plot of approximately 0.46 acre (stms). The large lawned garden to the front of the property is nicely enclosed and private with mature hedgerows to boundaries, a variety to tree planting and shrubbery. The front of the property offers a Southerly aspect, pleasant covered veranda over a patio area with an adjoining externally accessed boiler cupboard housing the Bio Mass boiler for the main accommodation and a pressurised hot water cylinder.

### Tenure

Freehold.

### Council Tax

North Norfolk District Council - Band: F.

### Services

Mains water, electric and drainage.

### Location

Hickling is an attractive Broadland Village, famous for its Broad on the Norfolk Broads network. Hickling Broad is the largest of all the Norfolk Broads attracting bird watchers, walkers and sailors with a sailing club in the village. The Hickling Barn community centre offers many village activities and opportunities. There is a primary school and two public houses. The coast lies approximately three miles away and the local market town of Stalham offers a full range of amenities including a supermarket, schools, doctors and library. The Fine City of Norwich is approximately 18 miles away.

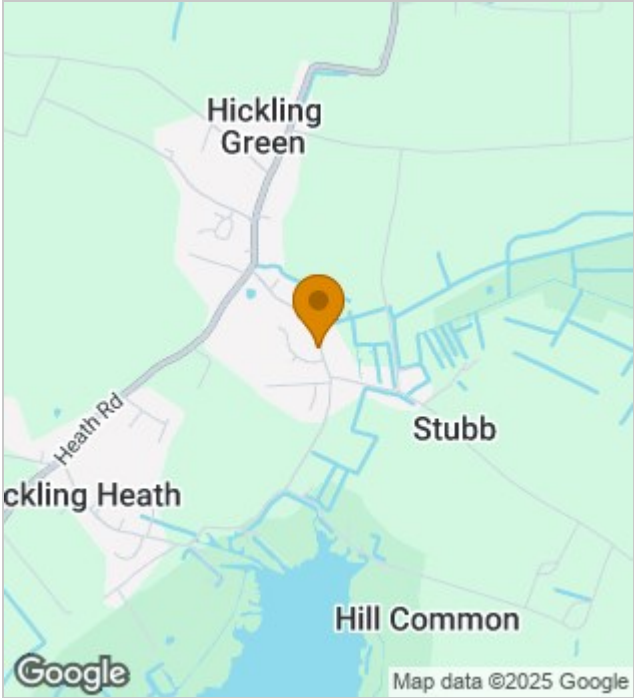
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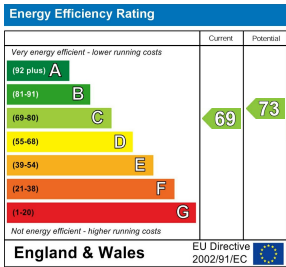
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

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