



Lawson Cottage
Stubb Road | Hickling | Norfolk | NR12 0YS

ENDLESS OPPORTUNITIES



“Set in around half an acre in a charming Broadland village, this pretty period home has much to recommend it.

There’s plenty of room for a large family here, with converted outbuildings offering huge potential for income, leisure or more room for the family.

Imagine sunning yourself in the pretty garden, walking to the nearby nature reserve before stopping off for lunch in one of the pubs, heading out on the Broad at your sailing club – you can enjoy all this and more at this attractive home.



KEY FEATURES

- A Detached Period Property with Converted Outbuildings in the Desirable Broads Village of Hickling
- The Property has been run as a Very Successful Bed & Breakfast
- The Main House has Four En-Suite Bedrooms with the Principal also having a Dressing Room
- Kitchen with Pantry and Adjoining Breakfast Room and Separate Utility Room
- Two Reception Rooms and a Ground Floor WC
- The Outbuildings consist of Three Holiday Lets and a Workshop
- The Pretty Gardens include Plenty of Seating Areas and a Covered Verandah
- Plenty of Parking for Numerous Vehicles
- The Accommodation extends to 3,211sq.ft inc Outbuildings
- Energy Rating: C

If you want a family home with a well-proportioned annexe for multi-generational living, or you're looking for income potential, business premises, a holiday let, gym, home office or bed and breakfast, this will hit the spot! The owners have renovated and extended the property, creating a warm and welcoming character home with a great deal of charm, plus interesting outbuildings with a lot to offer.

A New Lease Of Life

The property dates back to 1897 and has been a shop, farmhouse and a workshop making baskets for pit ponies over the years. When the owners came here, the house had been in the same family for several decades and needed some improvements. They set about bringing it back to its best, retaining the character features, such as oak beams and exposed brick and flint, and extending to make it a wonderfully spacious and appealing family home. They have also converted two outbuildings, a former stable and boathouse, so you can have two annexes ideal for semi-independent relatives, as studio space, rooms in which to run your business, or to rent out. The choice is yours!





KEY FEATURES

Fun With The Family

The owners have run a very successful bed and breakfast here and have excellent reviews, but the thing that's brought them the most joy during their years at the cottage is the ability to gather the wider family. With bedrooms and bathrooms for everyone, they have hosted their children and grandchildren during the summer holidays, for big family Christmases, Easter and birthday celebrations, and much more. They've made so many memories here and it's been a delight – as you explore the property you'll be able to see how it works well for family life and as a place to gather the generations. You have lovely large rooms where you can comfortably host a crowd, plus plenty of quiet corners if you're looking for a moment's peace. The principal suite is one of these peaceful places, up a separate staircase, with its own luxurious bathroom and dressing room. The main sitting room is pretty and packed with character, while the spacious kitchen has a walk-in pantry, separate laundry, and double doors to a fabulous breakfast room, flooded with sunshine through the large rooflight.

Boating And Beach Days

Outside, there's plenty of parking to one side of the cottage – the owners have had ten cars on here when all the family visit. The gardens extend to the south, so they get plenty of sun and you have lovely places to sit out. There's a veranda immediately outside the cottage, offering shade on hot days, and there's lots of room for little ones to run around or dogs to burn off energy. You're in the heart of Hickling here and the owners have enjoyed putting down roots in the community. You have two pubs, a nursery and school, beautiful dog walks, a nature reserve, the Broad and sailing club, farm shop, bowling club and more. The community hall is great and hosts lots of activities and events, including a gym, cinema evenings and snooker. The community Facebook page is the place to keep up to date with everything that's going on. Stalham is a short drive from the property and you have a supermarket there, as well as a high school and busy high street. You're also close to the coast and that's another thing the owners have enjoyed during their time here – many beach days with the grandchildren, or trips to the amusements before fish and chips and ice cream in Great Yarmouth.























THE MOORING





THE BOATHOUSE





THE STABLES



INFORMATION



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. The property will be clearly signposted with a Fine & Country For Sale Board.

Services, District Council and Tenure

Wood Pellet Heating to Main House, Gas to Outbuildings

Mains Water, Mains Drainage

Broadband Available - Vendor uses EE

Mobile Phone Reception - varies depending on network provider

Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability

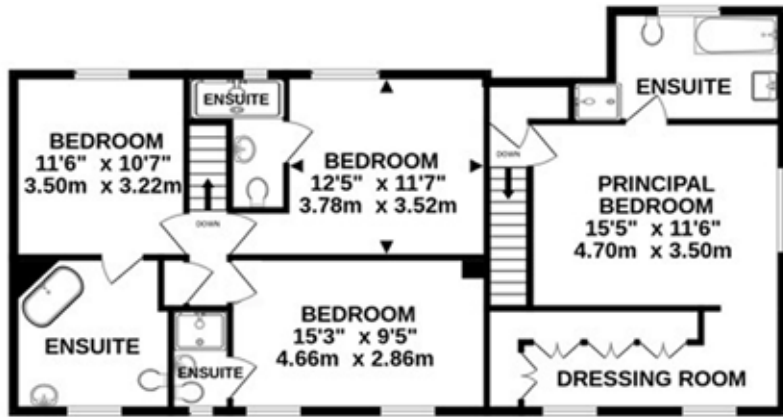
North Norfolk District Council - Council Tax Band F

Freehold

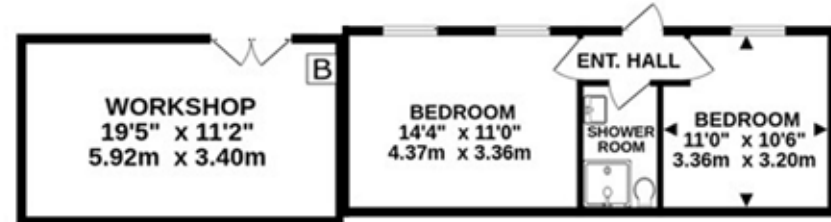
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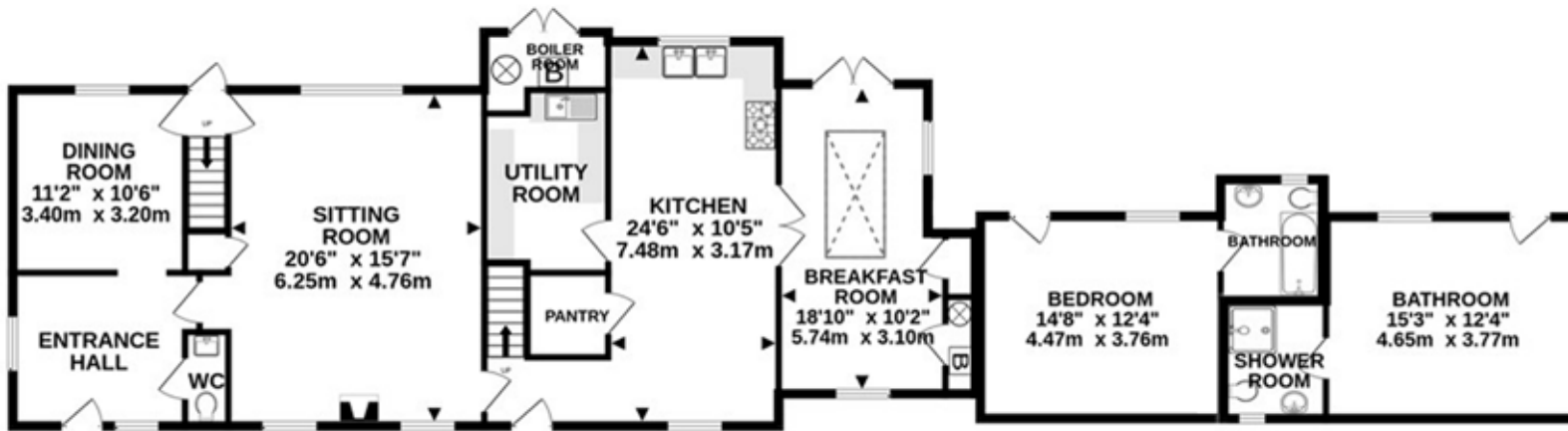


1ST FLOOR
991 sq.ft. (92.0 sq.m.) approx.



OUTBUILDING
216 sq.ft. (20.1 sq.m.) approx.

THE STABLES
328 sq.ft. (30.4 sq.m.) approx.



GROUND FLOOR
1216 sq.ft. (112.9 sq.m.) approx.

THE MOORING
227 sq.ft. (21.1 sq.m.) approx.

THE BOATHOUSE
233 sq.ft. (21.7 sq.m.) approx.

FLOOR AREA - MAIN HOUSE : 2207 sq.ft. (204.9 sq.m.) approx.
TOTAL FLOOR AREA : 3211 sq.ft. (298.3 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
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(53-68)	D		
(39-52)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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For a free valuation, contact the numbers listed on the brochure.





FINE & COUNTRY

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THE FINE & COUNTRY
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Fine & Country Norwich
12-14 Queen Street, Norwich, Norfolk, NR2 4SQ
01603 221888 | norwich@fineandcountry.com

