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2 Cobble Cottages, Stubb Road, Hickling, Norfolk, NR12 0YS

Cobble Cottages is a beautifully renovated brick-and-flint home that perfectly combines period charm with contemporary living. Thoughtfully modernised throughout, this spacious four-bedroom property offers versatile accommodation ideally suited to modern family life, all within the heart of the highly desirable Broadland village of Hickling.

Renowned for its strong sense of community and exceptional natural surroundings, Hickling offers an enviable lifestyle with an excellent range of local amenities. Within walking distance are two welcoming village pubs, a nursery and primary school, a farm shop, bowling club, village hall and the famous Hickling Broad Nature Reserve, with its miles of scenic walking trails, abundant wildlife and sailing opportunities. The thriving community hall hosts a variety of activities throughout the year, including a gym, cinema evenings and snooker, creating a vibrant and sociable village atmosphere.

The property is approached via a brick-weave driveway providing ample off-road parking, together with a garage and adjoining carport. Outside, the beautifully landscaped gardens have been thoughtfully designed for both relaxation and enjoyment, featuring established flower beds and borders, attractive paved pathways and terraces, and a charming summer house.





- THREE MILES TO COASTLINE
- UPDATED & MODERNISED
- NORFOLK BROADS LOCATION

- IDEAL ESCAPE TO THE COUNTRY
- OPEN PLAN KITCHEN DINING ROOM
- CHARACTER BRICK & FLINT COTTAGE

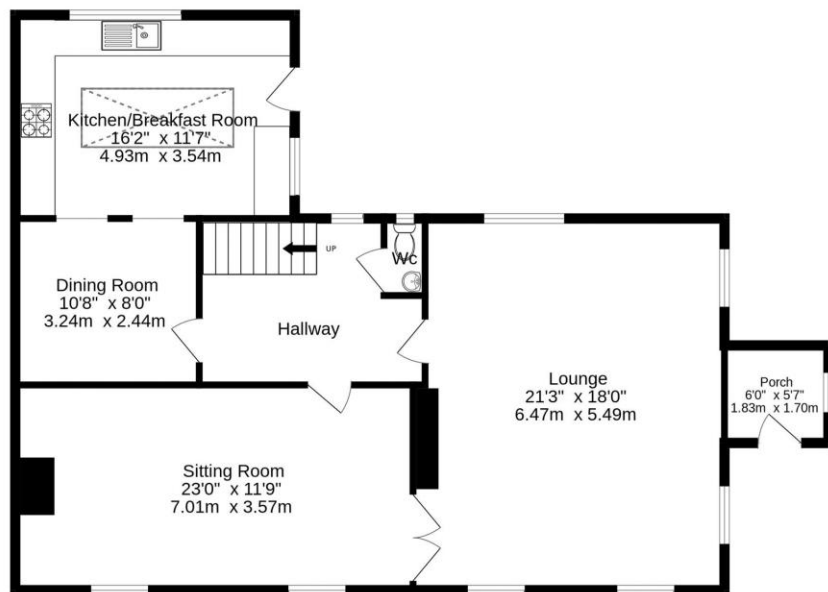
- FOUR BEDROOMS, ONE WITH EN-SUITE
- BEAUTIFULLY PRESENTED THROUGHOUT
- AMPLE OFF-ROAD PARKING, GARAGE & CARPORT

The accommodation is beautifully presented throughout and offers an excellent balance of character and practicality. An enclosed entrance porch opens into a generous sitting room centred around an attractive feature fireplace, with double doors leading through to a second reception room, also enjoying its own character fireplace. A central hallway provides access to a cloakroom before opening into an impressive dining area, which flows seamlessly into the contemporary open-plan kitchen/breakfast room, creating an ideal space for everyday family life and entertaining. Upstairs, the first floor comprises four well-proportioned bedrooms, including one with an en-suite shower room and a further bedroom with built-in storage, all served by a stylish family bathroom.

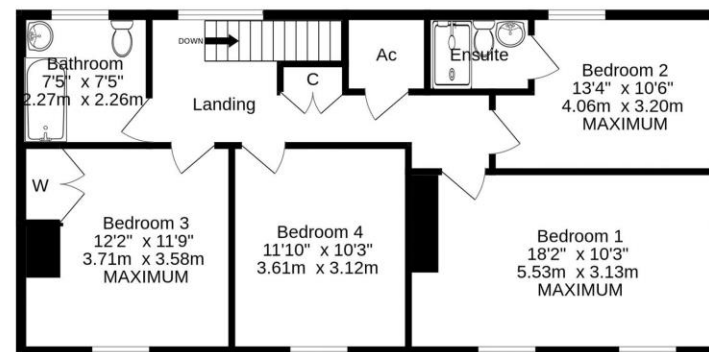
Cobble Cottages enjoys an excellent location within easy reach of the very best North Norfolk has to offer. The Greyhound Inn is just a short stroll away, while Hickling Broad Sailing Club is approximately half a mile from the property. The nearby market town of Stalham, also around three miles away, provides a wide range of everyday amenities including supermarkets, independent shops, a petrol station and a high school. The stunning sandy beaches of the Norfolk coast are within three miles, while the cathedral city of Norwich, with its extensive shopping, dining and rail links, lies less than twenty miles to the south.



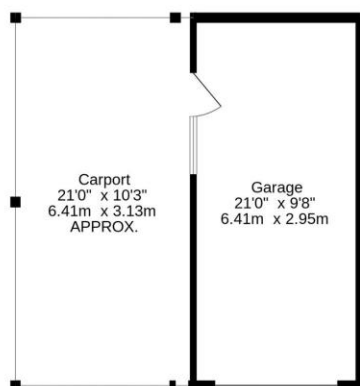




Ground Floor
1077 sq.ft. (100.1 sq.m.) approx.



1st Floor
763 sq.ft. (70.9 sq.m.) approx.



Garage And Car Port
420 sq.ft. (39.0 sq.m.) approx.

TOTAL FLOOR AREA : 2260 sq.ft. (210.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		





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