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Willow House, Ouse Lane, Hickling, Norfolk, NR12 0YP

Willow House is an impressive detached five-bedroom family home, extensively modernised by the current owner to create over 3,000 sq ft of spacious and versatile accommodation. With generous proportions and a flexible layout, the property is particularly well suited to multi-generational living, with potential for a bed and breakfast business, subject to the usual permissions. Combining substantial accommodation, generous grounds, far-reaching views and an enviable Broadland setting, Willow House presents a rare opportunity to acquire a wonderful family home in one of North Norfolk's most desirable rural locations.

Situated in the waterside village of Hickling, renowned for its strong sense of community and exceptional natural surroundings, the property enjoys an enviable Broadland lifestyle with an excellent range of local amenities. Within walking distance are two welcoming village pubs, a nursery and primary school, 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, adding to the vibrant and sociable village atmosphere.

Set on a plot approaching one acre, Willow House occupies a wonderful rural position with far-reaching views across the surrounding fields and towards Hickling Broad. Set back from the road and approached via a gated entrance, a hardstanding driveway provides ample off-road parking and access to the double garage. The wraparound gardens are beautifully maintained, with mature planting, natural hedging, a pond attracting returning wildlife, a greenhouse with established grapevine, and a stable block offering further development potential. A variety of seating areas create a peaceful and private outdoor retreat from which to enjoy the exceptional surroundings. In addition, planning permission is in place for a triple garage with first-floor space and bathroom.





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- THREE MILES TO COASTLINE
- NORFOLK BROADS LOCATION
- PLOT APPROACHING ONE ACRE

- IDEAL ESCAPE TO THE COUNTRY
- OVER 3,000S SQ FT OF LIVING SPACE
- FIVE BEDROOMS, THREE WITH EN-SUITES

- BEAUTIFULLY PRESENTED THROUGHOUT
- SPACIOUS & VERSATILE ACCOMMODATION
- AMPLE OFF-ROAD PARKING, DOUBLE GARAGE & OUTBUILDINGS

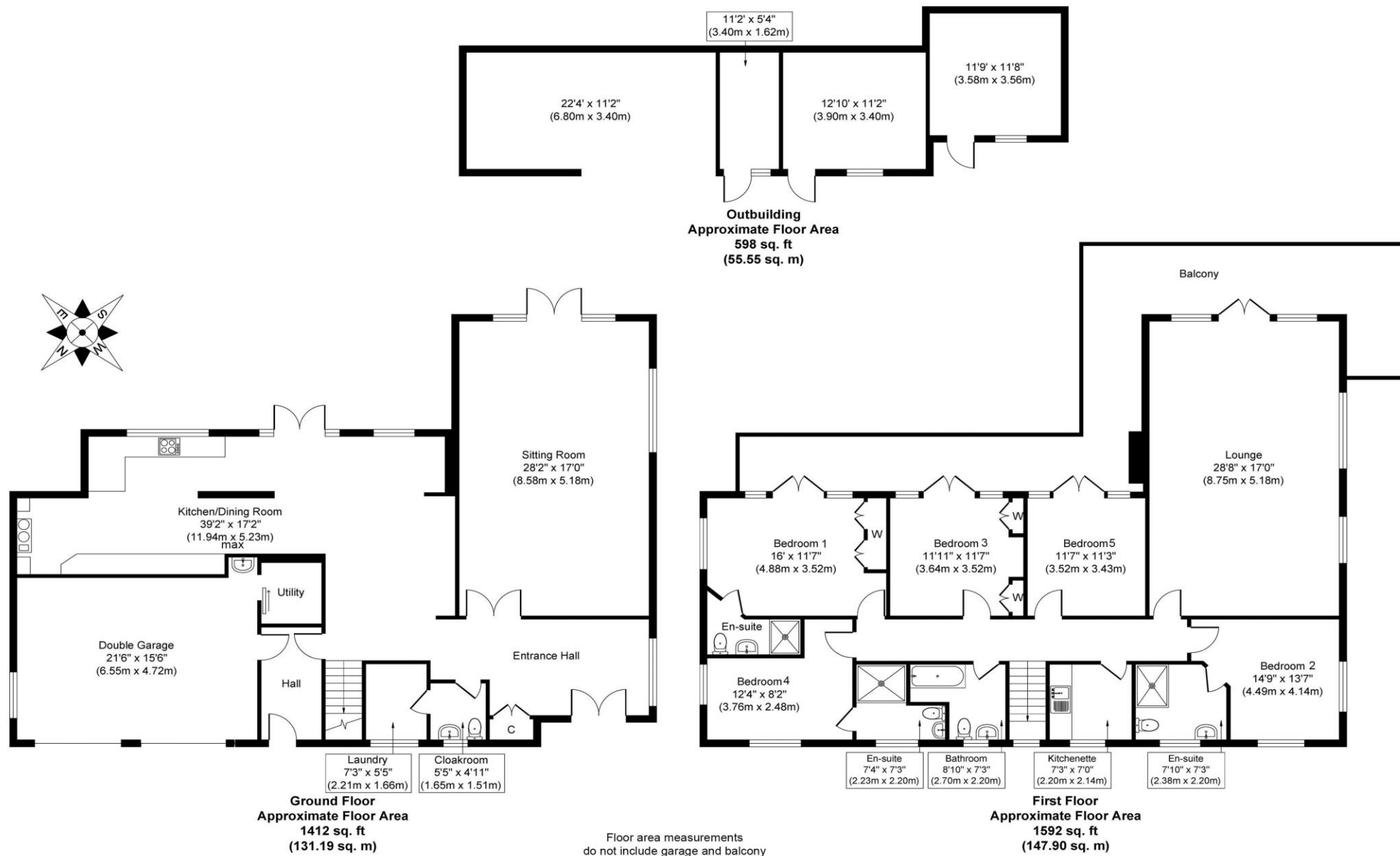
Inside, the property is beautifully presented throughout and offers an impressive degree of space and flexibility. A spacious entrance hallway leads to a cloakroom and sitting room with feature working fireplace and double doors opening onto the garden. To the rear, a generous kitchen/dining room, complete with AGA, provides a wonderfully warm and sociable hub for family life and entertaining, with further doors opening onto the gardens. Separate laundry and utility facilities add further practicality. To the first floor are five bedrooms, two with built-in storage and three benefiting from en-suite facilities. Three of the bedrooms enjoy access to a wraparound balcony, providing a particularly special vantage point from which to enjoy far-reaching views towards Hickling Broad, with its sailing boats and abundant wildlife. In the evening, it offers an idyllic setting to sit with a glass of something cold and watch the sun set across the Broad. A separate family bathroom and additional lounge with wood burner, also with access to the balcony, complete the accommodation and provide further flexibility for family living or potential guest accommodation.

Willow House is ideally positioned for exploring the very best of North Norfolk. 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, around three miles away, provides a good range of everyday amenities, including supermarkets, independent shops, a petrol station and high school. The stunning sandy beaches of the Norfolk coast are within approximately three miles, while the cathedral city of Norwich, with its extensive shopping, dining, cultural attractions and mainline rail links, lies less than twenty miles to the south.





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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		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		





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