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# Path Cottage, Staithe Road, Hickling, Norfolk, NR12 0YJ

Tucked away down a quiet lane in the heart of the sought-after Broadland village of Hickling, this stunning property, complete with a separate one-bedroom annexe known as Neaps Cottage, offers an enviable lifestyle and highly versatile accommodation. Perfectly suited to modern family living, it provides excellent potential for multi-generational households, a ready-made holiday let or business opportunity, or a peaceful countryside retreat with ample space for visiting friends and family.

Path Cottage enjoys a tranquil yet well-connected setting within walking distance of Hickling Broad, the largest of the Norfolk Broads. The village itself offers a vibrant community atmosphere with a sailing club, nature reserve, scenic walking trails, and traditional pubs. Renowned for its unspoilt landscapes and abundant wildlife, Hickling provides an idyllic setting surrounded by waterways, marshes, and open countryside, perfect for boating, birdwatching, and a wealth of outdoor pursuits.

Set within grounds approaching one and a half acres, Path Cottage is accessed via a quiet lane leading to a driveway providing off-road parking and access to a garage. The beautifully maintained gardens include wrap around paved terraces ideal for entertaining, a separate orchard, vegetable plot, and a timber workshop, offering exceptional opportunities for outdoor recreation, socialising and gardening. The generous plot also presents potential for additional outbuildings or leisure spaces, subject to the necessary planning consents.





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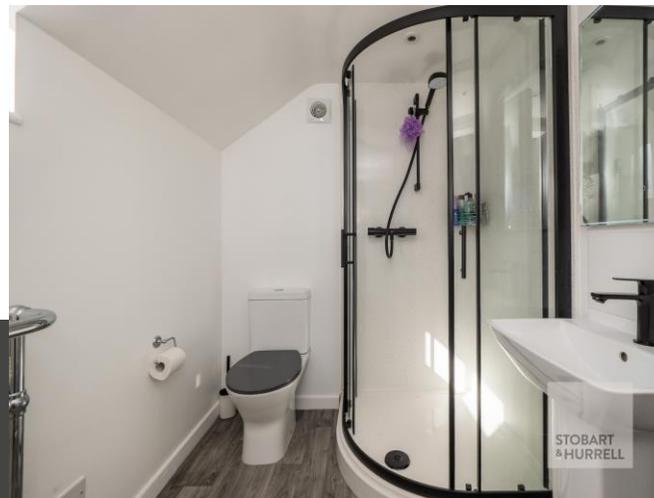
- DETACHED PROPERTY
- VIBRANT COMMUNITY
- SEPARATE ONE BEDROOM ANNEXE

- ESTABLISHED HOLIDAY LET BUSINESS
- NORFOLK BROADS VILLAGE LOCATION
- STUNNING PRESENTATION THROUGHOUT

- OFF-ROAD PARKING, GARAGE & WORKSHOP
- PLOT APPROACHING ONE AND A HALF ACRES
- FOUR MILES TO COASTLINE & TWENTY TO NORWICH

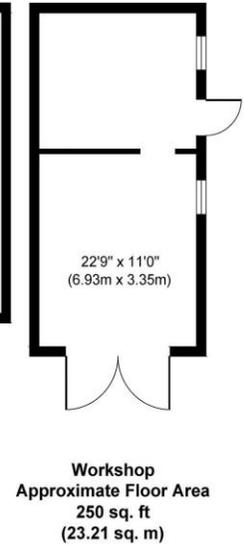
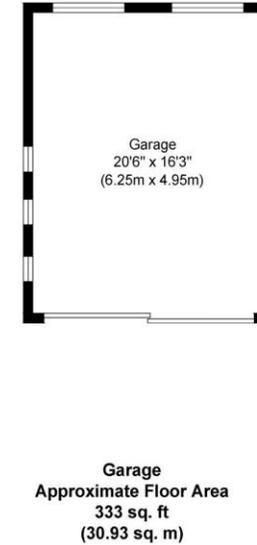
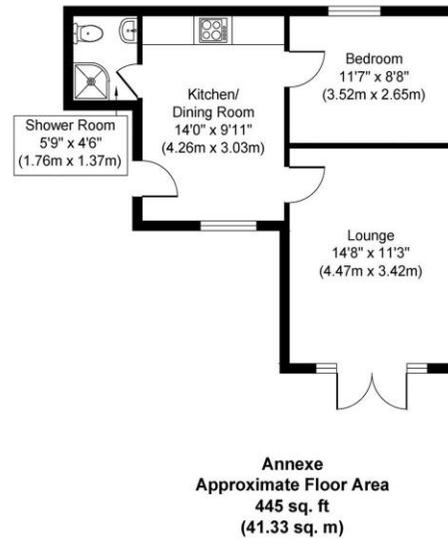
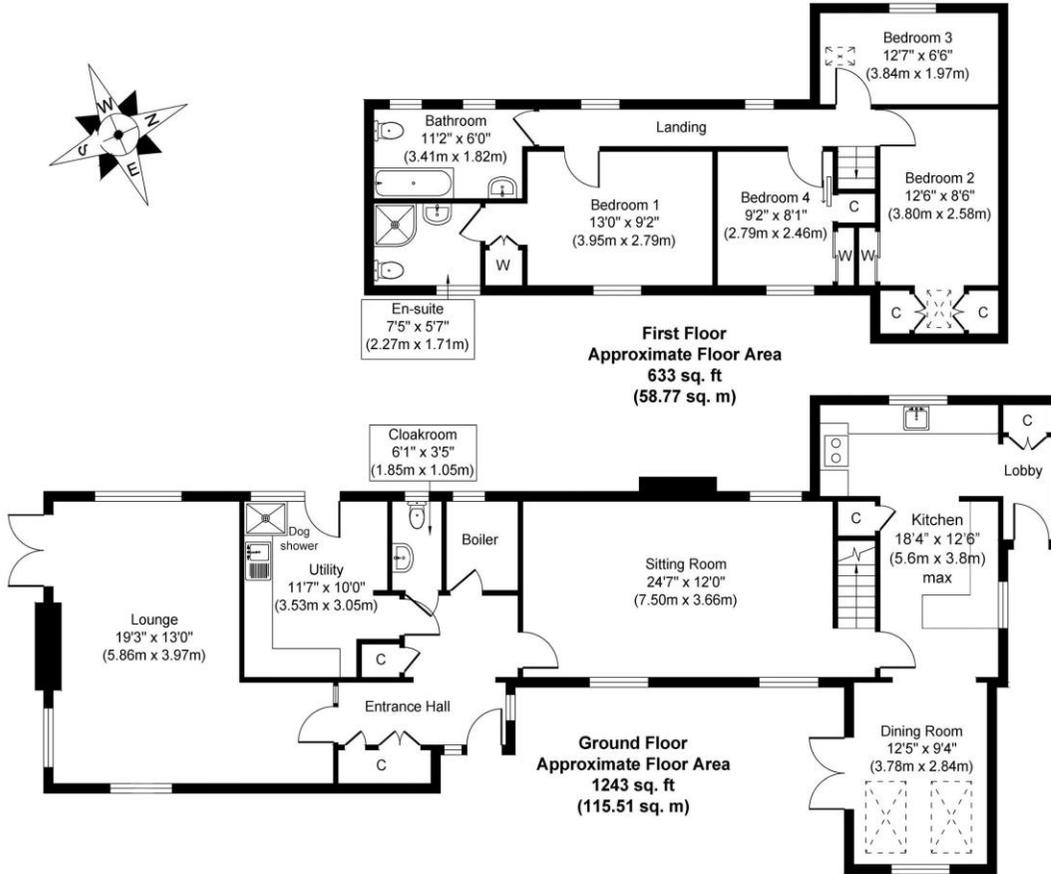
Inside, Path Cottage offers spacious and flexible accommodation. The ground floor features two reception rooms, both with characterful fireplaces, alongside a generous open-plan kitchen and dining room. A cloakroom and separate utility room with a dog shower add further practicality. Upstairs, there are four bedrooms and a family bathroom, with three bedrooms benefiting from built-in storage and the principal suite enjoying its own en-suite shower room. Neaps Cottage is a beautifully presented and well-established luxury one-bedroom retreat, complete with its own private parking and garden, ideal for guest accommodation or holiday letting.

For everyday amenities, the nearby market town of Stalham offers supermarkets, including Tesco, independent shops, cafés, medical facilities, and schooling. Alternatively, Wroxham, often regarded as the capital of the Norfolk Broads, provides further shopping, riverside dining, rail links, and boating facilities, ensuring that Hickling combines the charm of rural living with excellent connectivity.





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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		
69-80	C		75 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		





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