



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

VIEW FROM EVERY WINDOW



Set within approximately one acre of beautifully landscaped grounds, this exceptional residence offers an outstanding blend of refined modern living and idyllic countryside surroundings. Extensively renovated and thoughtfully extended, the home enjoys breathtaking views across the Norfolk landscape, with elegant interiors designed to embrace light, space, and connection to the outdoors. From the spectacular first-floor family room and wraparound balcony to the formal gardens, paddock, and peaceful waterside outlook over Hickling Broad, every aspect of the property has been created for relaxed luxury living and all within close reach of day-to-day amenities.



KEY FEATURES

- An Exceptional Detached Residence with Views over Hickling Broad
- Five Bedrooms, Three En-Suites and a Family Bathroom
- Kitchen/Dining Room with Separate Laundry Room and Ground Floor WC
- Ground Floor Sitting Room and First Floor Family Room
- Wrap Around Balcony with Far Reaching Views
- Landscaped Formal Gardens with a Greenhouse and Vegetable Beds
- Paddock with Stables, Tack Room and Feed Store
- Double Garage and Plenty of Driveway Parking
- The Accommodation extends to 3,444sq.ft
- Energy Rating: D

This is a more than a home, it is a lifestyle designed for those who value space, privacy, and connection to the outdoors without compromising on comfort or sophistication. A residence where every window frames a view, every room invites relaxation and every detail supports modern country living at its finest. The current owners fell in love with the property as soon as they stepped onto the wraparound balcony, drinking in far reaching views of the water, the windmill, and grasslands and have remodelled the home to enhance the dual level living and to create large open spaces where friends and family can gather.

Arrival & Reception

A substantial reception hall forms an impressive welcome to the home, a space defined by natural light, elegant proportions and warm timber flooring that continues throughout the ground floor. Straight ahead, the principal sitting room enjoys a striking dual-aspect orientation, creating a wonderfully bright and inviting environment throughout the day. This room is a firm favourite with the current owner who designed it specifically to fulfil the dream of creating a room exactly as he would want it. With the feeling of a gentleman's club, the warm tones of leather chesterfield are complimented by countryside art, wood panelling and of course a pool table. The room is just perfect for kicking back in front of the crackling wood burner after a day of country pursuits, walking, riding, and shooting. At the centre of everyday life lies the magnificent family kitchen, an expansive space designed as a true social hub. Beautifully open yet effortlessly functional, the room offers generous areas for cooking, dining, and relaxed conversation, with the Aga being a focal point, creating a cosy space. Alongside extensive preparation and storage space, there is ample room for sofas and a breakfast table, making it a natural gathering place from morning coffee to evening entertaining and with French doors to the gardens it's a fun place in summer too. In winter the resident Christmas tree, rooted just outside the kitchen patio, is always dressed in twinkling lights and decorations to bring a sparkle to the chilly nights.





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Practicality has been carefully considered in the home too, with a well-appointed cloakroom by the entrance hall, excellent storage solutions and access to a dedicated laundry room discreetly positioned away from the main living areas. Direct access to the integral double garage adds further convenience to daily living.

Elevated Living

One of the home's most remarkable features is the first-floor family sitting room, an extraordinary retreat designed entirely around light, landscape, and relaxation. This is a firm favourite with the owners who tend to entertain in here. Positioned to maximise the far-reaching views, this elegant space features large picture windows, a wraparound balcony, and a wood-burning stove, creating a year-round atmosphere of warmth and calm. Whether enjoying sunrise coffee, evening sunsets or entertaining guests, the connection to the surrounding countryside is truly exceptional. A first-floor kitchenette enhances the flexibility of this level, perfectly suited for multi-generational living, guest accommodation or independent entertaining and of course means no one has to dash downstairs to top up the glass or wine or make a cuppa.

Sunrise To Sunset

All five bedrooms enjoy captivating views across the surrounding countryside, taking in the broads, the paddock, and the iconic windmill beyond. The beautifully proportioned bedrooms are thoughtfully arranged to balance privacy with family functionality. Three luxurious ensuite bedrooms provide refined comfort and convenience, with the other two, one currently used as a home office, being served by a contemporary family bathroom. From dawn until dusk, the home is immersed in the changing beauty of the landscape. The sun rises beside the principal bedroom before moving gracefully across the first-floor balcony, allowing you to follow the warmth throughout the day or retreat into cool shade as the hours pass. By evening, the sunsets are nothing short of spectacular, with blazing red skies settling behind the windmill to create a truly quintessential Norfolk vista. Throughout the seasons, the outlook offers an ever-changing backdrop and the current owners have enjoyed the balcony extensively, watching the sunlight flicker across the water on bright summer mornings, and during the cooler months, wrapping up in a blanket with a hot chocolate to enjoy the stillness of frost-covered views and passing wildlife. In summer, they throw open the doors from the first-floor family room and breathe in the scent of cascading wisteria while gazing across the water with a chilled glass in hand – what a life!





KEY FEATURES

The Setting

Occupying a commanding central position within its plot, the home enjoys an enviable relationship with its grounds. Handsome flint walls host double gates inviting you into an expansive driveway with ample parking for family and friends. The formal gardens create an idyllic backdrop for entertaining and family life, and are easy to maintain, with immaculate lawns, mature shrubs, established planting, and a picturesque pond where every spring, a pair of ducks arrive to have their ducklings. Growing season is always present with space for veggie beds and a huge greenhouse already in situ and there is plenty of room for chickens for those wanting to embrace a sustainable lifestyle. The current owners have grown tomatoes, and strawberries and a well-established grape vine provides succulent sweet fruit in the summer. Beyond, the paddock offers a rare lifestyle opportunity, once home to Shetland ponies and equally suited to recreational or equestrian pursuits today, with the stables tack room and feed store on hand. Further enhancing the property's future potential, planning permission has been granted for a triple garage and studio above, set to the left as you enter through the gates, opening exciting possibilities for guest accommodation, home working, wellness space, or creative use. Every outdoor space has been designed to celebrate the property's exceptional setting, from formal entertaining on the terrace with its attractive brick twisted piers, surrounded by Wisteria bringing colour and texture, to quiet moments overlooking the paddock, or enjoying dinner on the balcony waiting for the sunset. The current owners admit " We will miss the big skies, the feeling of calm and the sound of the Bittern the most."

























INFORMATION



On The Doorstep

Home to the largest of the Norfolk Broads, Hickling is a village celebrated for its keen sense of community and outstanding natural beauty. Life here revolves around the water and countryside, with a thriving sailing club, renowned nature reserve, picturesque walking routes right from the property's doorstep, and welcoming traditional inns all close at hand. Surrounded by open marshland, winding waterways, and unspoilt landscapes rich in wildlife, the area offers an exceptional lifestyle for those who enjoy sailing, boating, birdwatching, and year-round outdoor pursuits

How Far Is It To?

For day-to-day conveniences, the nearby market town of Stalham provides an excellent range of amenities including Tesco supermarket, independent retailers, cafés, schools, and healthcare facilities. Slightly further afield, Wroxham, widely recognised as the heart of the Norfolk Broads, offers an even broader selection of shopping, riverside restaurants, boating opportunities and rail connections through to Norwich and London. Together, they ensure Hickling enjoys the perfect balance of peaceful rural living and practical modern connectivity.

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. This road turns slightly left and becomes Ouse Lane.

Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage

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Mobile Phone Reception - varies depending on network provider

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

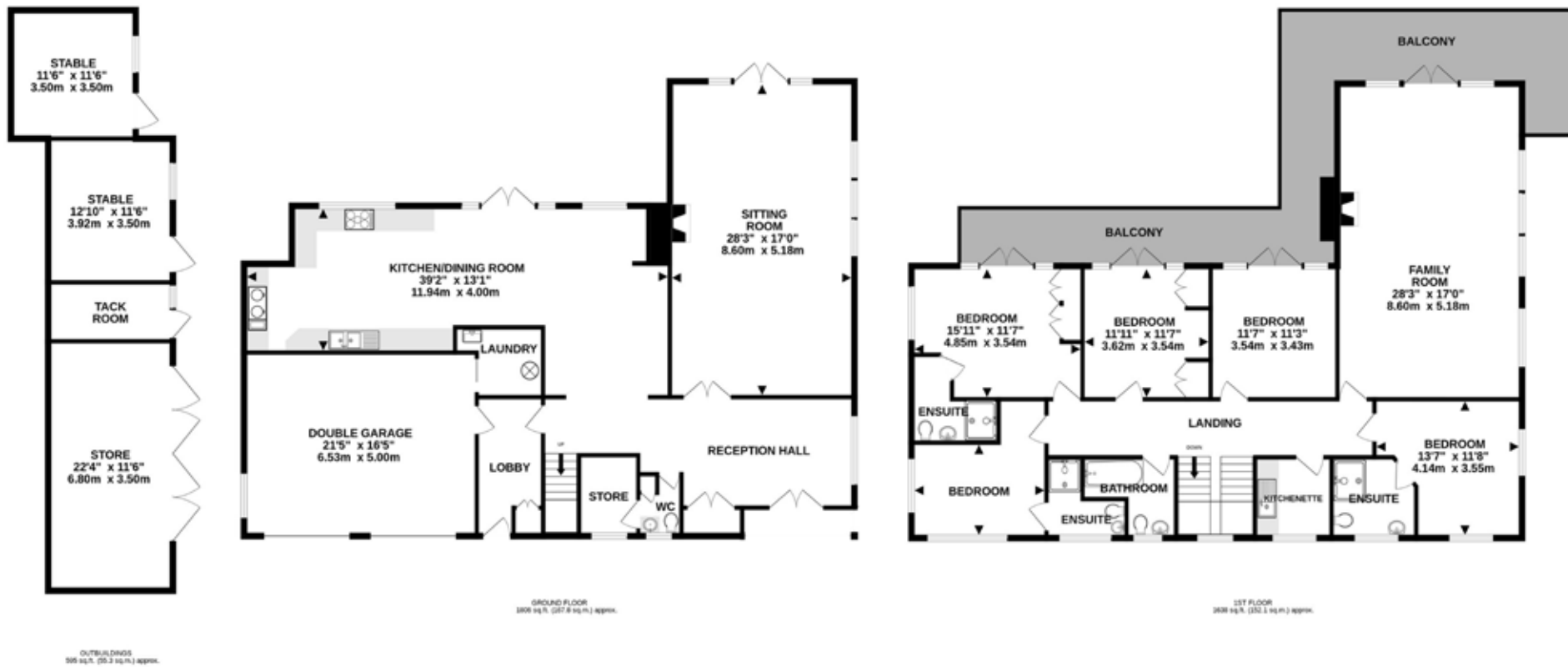
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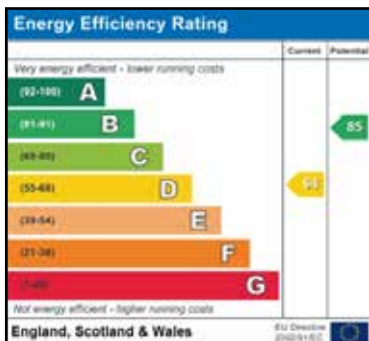
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FLOOR AREA - HOUSE (EXCLUDING OUTBUILDINGS) : 3444 sq.ft. (319.9 sq.m.) approx.
TOTAL FLOOR AREA : 4039 sq.ft. (375.2 sq.m.) approx.

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





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