

EXCEPTIONAL

by propertyladder



Broad Oak Barn Hickling Road, Sutton, NR12 9SH

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Services Connected: Electricity & Water
Energy Performance: 72C
Council Tax: Band: C
Tenure: Freehold

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There are homes that simply provide somewhere to live... and then there are homes that offer a way of life.

Broad Oak Barn is firmly in the latter category.

Occupying an idyllic position on the Sutton and Hickling borders, surrounded by open farmland in the heart of the Norfolk Broads, this exceptional semi-detached barn conversion forms part of an exclusive collection of beautifully converted barns. Here, life moves at a gentler pace, with countryside walks, peaceful waterways and Norfolk's spectacular coastline all within easy reach.

From the moment you arrive, Broad Oak Barn captivates. Rich in character yet effortlessly practical, it has been lovingly maintained and thoughtfully enhanced to create a home of immense warmth and individuality. Magnificent oak beams, exposed brickwork, engineered oak flooring and bespoke solid oak doors sit comfortably alongside modern comforts including extensive underfloor heating, creating a home that is every bit as enjoyable to live in as it is to admire.

At the heart of the property lies a stunning open-plan living space. The charming cottage kitchen features a traditional Butler sink, integrated appliances and a dual fuel Rangemaster cooker, whilst a separate utility room and cloakroom provide everyday practicality.

The home's defining feature is the spectacular bespoke curved stainless steel staircase with handcrafted oak treads and subtle floor-level lighting. Rising through an impressive 8.6-metre vaulted atrium, it creates a striking architectural centrepiece whilst naturally defining the living spaces below.

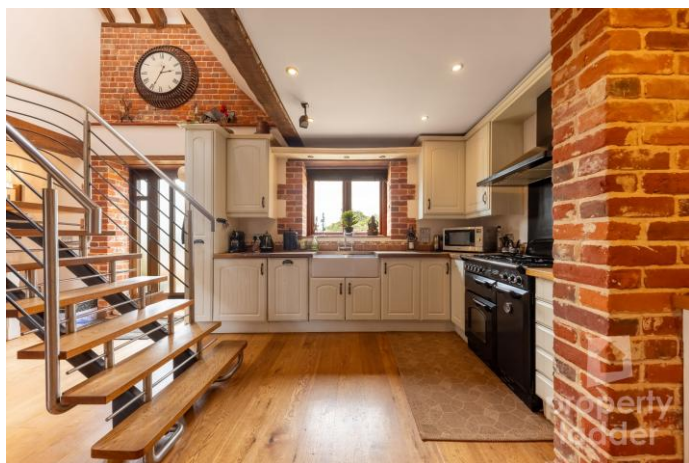
The living and dining area enjoys beautiful views across the courtyard and gardens, with a classic French wood-burning stove providing a welcoming focal point throughout the seasons. Beyond, the vaulted garden room effortlessly connects house and garden, offering a wonderfully light-filled space in which to relax or entertain.

Upstairs, the principal suite is a true retreat, enjoying countryside views from two elevations beneath a vaulted timber ceiling. Bespoke fitted wardrobes, matching cabinetry, a built-in office area and a contemporary en-suite complete this exceptional room. Two further double bedrooms continue the barn's characterful theme with exposed brickwork and beams, whilst the stylish family bathroom is equally well appointed.

Outside, the enchanting split-level walled garden has been lovingly created, with colourful planting, mature borders, an octagonal timber greenhouse and a choice of delightful seating areas. A secluded courtyard provides a wonderfully private escape, whilst open countryside surrounds the development.

Whether enjoying breakfast in the morning sunshine, cosy evenings beside the wood burner or long summer afternoons immersed in birdsong, Broad Oak Barn offers something increasingly rare—a truly exceptional lifestyle home in one of the Norfolk Broads' most picturesque settings.

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ACCOMMODATION

Ground Floor

Living / Dining Room:

21'3" x 16'6" (6.48m x 5.03m)

Kitchen:

15'5" x 10'10" (4.70m x 3.30m)

Utility Room:

8'4" x 7'3" (2.54m x 2.21m)

Garden Room:

14'9" x 12'0" (4.48m x 3.66m)

Ground Floor WC:

5'10" x 3'7" (1.79m x 1.08m)



First Floor

Primary Bedroom:

21'3" x 11'7" (6.48m x 3.54m)

En Suite:

7'4" x 5'5" (2.25m x 1.64m)

Bedroom 2:

10'10" x 10'8" (3.30m x 3.24m)

Bedroom 3:

10'8" x 10'2" (3.24m x 3.10m)

Family Bathroom:

7'4" x 5'6" (2.25m x 1.69m)



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OUTSIDE

Colourful Serenity

Outside, Broad Oak Barn maintains its special appeal.

The beautifully landscaped split-level traditional walled garden has clearly been lovingly created. Colour fills every corner, with carefully chosen planting providing interest throughout the seasons. There are several carefully designed seating areas to enjoy the surrounding environment, whilst a charming secluded courtyard offers a wonderfully private retreat. The striking octagonal timber greenhouse sits perfectly amongst the planting, adding a focal point to this already enchanting setting.

The property enjoys delightful countryside views from multiple aspects and benefits from two allocated parking spaces together with more than ample visitor parking.

Whether you're enjoying breakfast in the morning sunshine, cosy evenings beside the wood burner, or long summer afternoons in the garden surrounded by nature and birdsong, Broad Oak Barn offers something increasingly difficult to find—a genuine lifestyle experience.



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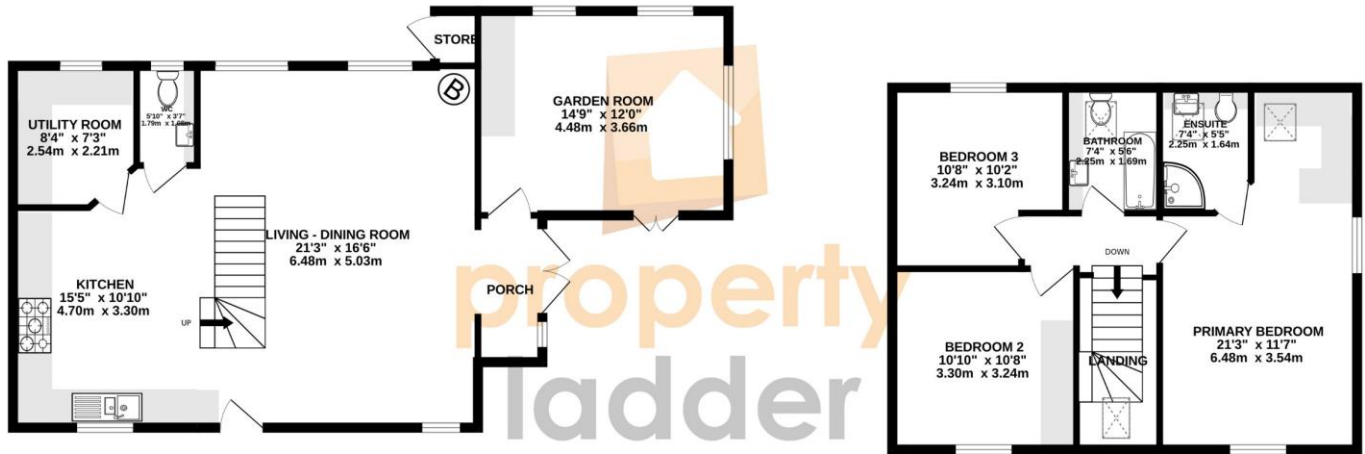
LOCATION

Few locations capture the essence of Norfolk quite like Sutton and Hickling. Surrounded by the Norfolk Broads National Park, Broad Oak Barn enjoys an idyllic setting amongst open farmland, tranquil waterways and beautiful countryside. Hickling Broad Nature Reserve is just minutes away, while Stalham and Wroxham provide excellent everyday amenities. With the stunning beaches of Sea Palling, Horsey and the East Norfolk coast within easy reach, this is a location that perfectly balances rural tranquillity with modern convenience.

FLOORPLAN

GROUND FLOOR
799 sq.ft. (74.2 sq.m.) approx.

1ST FLOOR
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA : 1379 sq.ft. (128.1 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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