



Stubb Farm, Stubb Road, Hickling, Norfolk

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& PARKER**

BNP PARIBAS GROUP 

Stubb Farm, Stubb Road, Hickling, Norfolk NR12 0BP

A private and secluded 6 bedroom farm house, with extensive outbuildings, gardens and grounds offering a variety of uses

Hickling Village Centre ¾ of a mile, The Coast 3 miles, Stalham 4 miles, Norwich 16 miles

Entrance hall | Sitting room | Family room
Drawing room | Kitchen / dining room | Utility room | Snug | Study | Shower room
Principal bedroom with ensuite bathroom and dressing room | Bedroom 2 with ensuite shower room | Three further bedrooms Family bathroom | Bedroom 3
Gym/Office with Garden room above
Workshop Garden store | 2 x Barn/carports
EPC Rating: E

In all about 10.04 acres. Further land may be available by separate negotiation extending to about 22.04 Acres

The property

Stubb Farm is a handsome period farmhouse of brick construction under a tiled roof. The property offers 4,500 sq. ft. of light-filled flexible accommodation arranged over three floors, with character features including some exposed beams and original fireplaces.

The ground floor accommodation flows from a welcoming reception hall and comprises a large drawing room with an exposed brick inglenook fireplace with woodburning stove, generous sitting and family rooms, the latter with an open fireplace flanked on each side by bespoke storage, a well-proportioned study and a spacious snug. The ground floor accommodation is completed by a large 32 ft. kitchen/dining room with a range of wall and base units including a large central island, modern integrated appliances, and a fitted utility room, while the triple aspect dining area has French doors to the garden.

On the first floor the property provides a spacious principal bedroom with fitted dressing room and large modern en suite bathroom, an additional double bedroom with modern en suite shower room, three further generous bedrooms, one with a cast iron open fireplace, and a modern family bathroom. The property's remaining vaulted double bedroom can be found on the second floor, and benefits from exposed wooden flooring and a door to extensive 34 ft. eaves storage.

Outside

Having plenty of kerb appeal, the property is approached through a five-bar gate over a gravelled side driveway providing parking for multiple vehicles and giving access to almost 4,100 sq. ft. of outbuildings including a four-bay barn/carport with useful store room, a 22 ft. detached outbuilding and an outbuilding with garden store, workshop, open-sided barn and gym/office with external steps rising to an annexe/garden room with private balcony over. Extending to some 10.04 acres, the garden surrounding the property is laid mainly to lawn bordered by well-stocked flower and shrub beds and features paved and gravelled terraces, ideal for entertaining and al fresco dining, the whole screened by mature trees and enjoying views over surrounding countryside.

Location

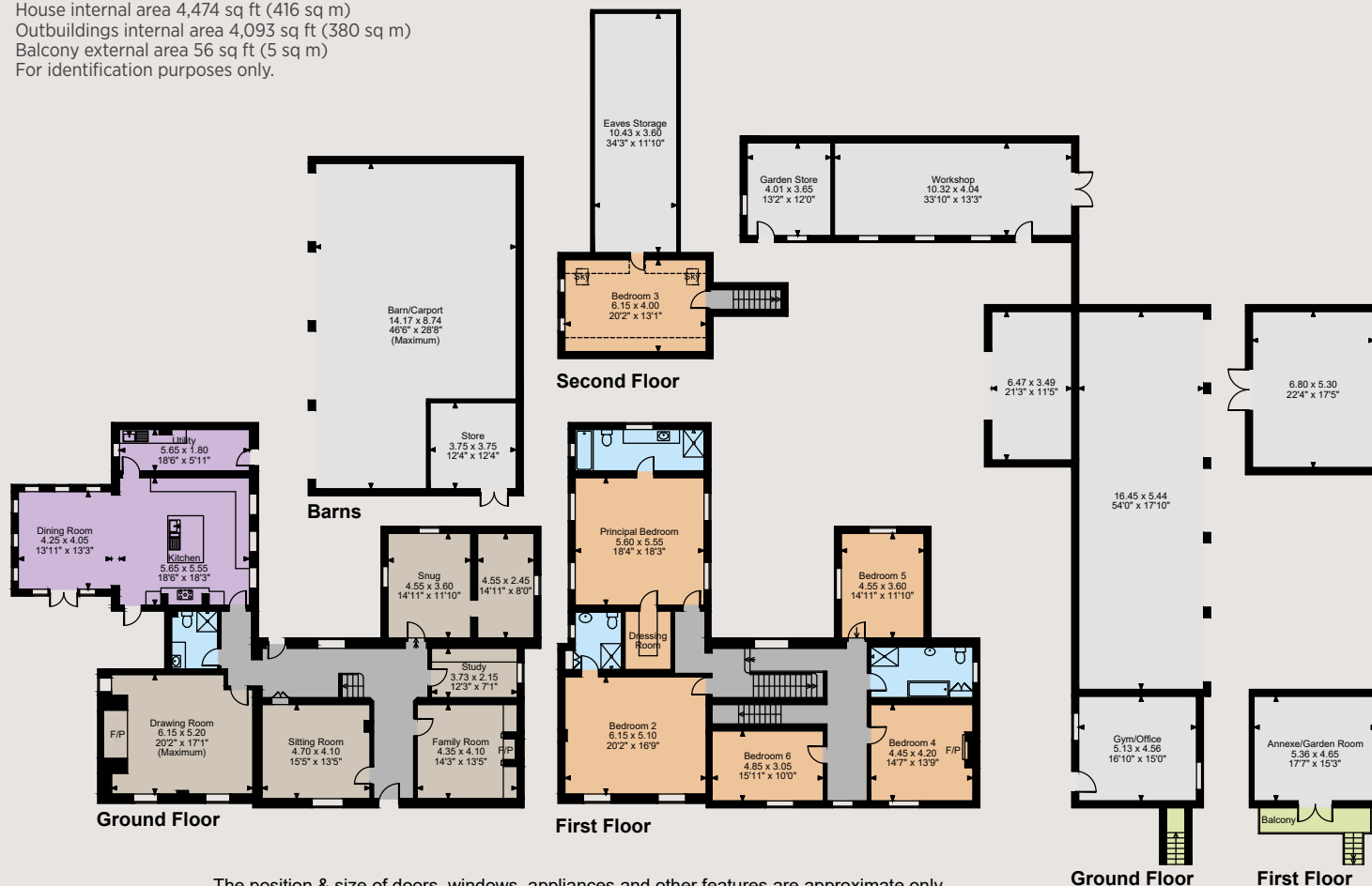
Hickling is situated on the edge of the Hickling Broads and offers a church, public house, sailing club, community centre, infant school and mooring at the staithe. The nearby historic market town of Stalham offers a wider range of amenities including independent shopping, a Tesco Superstore and primary and secondary schooling, with further amenities available in the cathedral city of Norwich which offers extensive facilities including one of the largest retail centres in the country.





Floorplans

House internal area 4,474 sq ft (416 sq m)
Outbuildings internal area 4,093 sq ft (380 sq m)
Balcony external area 56 sq ft (5 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Directions

From Strutt & Parker's Norwich office head to Barrack Street (A147), turn left onto Silver Road then right onto Sprowston Road (A1151). Follow A115 for 11.3 miles, continue onto Norwich Road (A149), after 4.5 miles turn left onto New Road. Turn left onto Staithe Road, continue straight for 1.3 miles then turn right onto Stubb Road. Turn left to stay on Stubb Road, after 1.1 miles turn left and Stubb Farm can be found on the left.

Agents Note

The vendors inform us that the driveway access track is unregistered land and subject to agricultural vehicle access from time to time.

General

Local Authority: North Norfolk District Council

Services: Mains electricity, private water and drainage. Oil-fired central heating. We understand that the private drainage does comply with the relevant regulations

Council Tax: Band G

Fixtures and Fittings: Unless specifically mentioned in these particulars, all fixtures and fittings are excluded from the sale of the freehold interest. Some items such as carpets, curtains, light fittings etc., may be available by separate negotiation if required.

Tenure: Freehold

Guide Price: £1,350,000

Norwich

4 Upper King Street, Norwich, Norfolk NR3 1HA

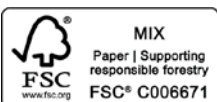
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