



Meadow Farm,
Heath Road, Hickling, Norfolk



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ESTATE AGENTS



Cromer - 20.6 Miles
Norwich - 19.2 Miles
Sea Palling - 4.3 Miles

An incredible 18th century Farmhouse and separate converted barn set in 3 acres of grounds (STS), presented in exceptional condition throughout. This beautiful three/quarter bedroom property has an annexe plus four very successful self-contained holiday lets (located in the renovated barn complex). With the popular North Norfolk coastline just a few miles away and on the doorstep of Hickling Broad, there is scope to push the business side even further to increase earning potential. This is truly a one of a kind opportunity and not to be missed.

The main house comprises briefly:

- Entrance Hall with WC
- Dining Room
- Sitting Room with Fireplace
- Kitchen
- Breakfast Room
- Large Utility Room
- Boot Room
- Large Study/Office
- Self-Contained Annexe with Living Space, Bedroom & Shower Room
- Two First-Floor Double Bedrooms
- Dressing Room & Ensuite to Master
- Main Bathroom
- Ground-Floor Living Space/Bedroom with Ensuite

The Barn comprises four holiday lets:

- The Hayloft - Two Double Bedrooms, Two Ensuites, Large Living Space, Hallway
- The Cart Lodge - One Double Bedroom, Ensuite, Large Living Space, Hallway
- The Boat Shed - Two Double Bedrooms, Two Ensuites, Sitting Room, Kitchen
- The Dairy - One Double Bedroom, Ensuite, Living Space



The Property

A lovely family home set in a beautiful rural setting and offering flexible living space and presented to a high specification. The current owners have carried out extensive works to the house and separate barn complex and extended the main house to form the magnificent buildings you see before you. The heating system, plumbing, and wiring have all been replaced or renewed. The main house boasts four reception rooms; a spacious sitting room with inglenook fireplace, a dining room, a breakfast room, and a spacious study/office space. A beautiful country kitchen comes equipped with modern rangemaster cooker and plenty of storage units, complimented by a large utility space off the breakfast room. The farmhouse includes a self-contained annexe, with living area/kitchen, shower room, and double bedroom. Taking the main stairs, on the first-floor you will find a grand master suite, consisting of a generous double bedroom with adjoined dressing room and ensuite, along with a second large double bedroom and main bathroom. Beside the annexe is an individually accessed bedroom and ensuite bathroom, previously run as a bed & breakfast. This supplement to the holiday let business could easily be continued, or the space could be easily combined into the main property/annexe as an additional bedroom suite.





The Holiday Lets

The former barn is now divided into four separate holiday lets, as briefly described detailed above. Each of the lets are a different layout and have been converted to a very high standard. All six bedrooms are doubles and have access to an ensuite, and each let has it's own generous living space. The holiday let side of the business has been dialed back and running for 7 months of the year, staying below the VAT threshold, but this could easily be ramped up and pushed further. A boiler room contains a separate heating system that services the barn accommodation.

Gardens and Grounds

The house and barn form an L shape to the front-left corner of the 3 acre plot of grounds (STS). In front of the house is a driveway with off-road parking for multiple vehicles, and further down the lane is a separate vehicular access point that leads to the holiday let parking and beyond to the rest of the land and CL, complete with electric hookup points. Most of the grounds are kept laid to grass, with a small wooded area to the bottom of the plot that attracts all sorts of wildlife.

Location

Hickling is a small rural village situated just a few miles from the spectacular North Norfolk coastline. Just over 20 miles to the North-West is the seaside town of Cromer, and 20 miles South-East is the city of Norwich. Norwich offers a vast array of amenities, schools and leisure facilities, with regular bus routes to surrounding areas and also having a mainline train link to London Liverpool Street (1hr 54mins).





Fixtures & Fittings

All fixtures and fittings including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

Oil fired central heating. Mains water and electricity. Private drainage.

EPC Rating: E

Local Authority

North Norfolk District Council

Tax Band: D

Postcode: NR12 0AX

Agents Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

Vacant possession of the freehold will be given on completion.



GROUND FLOOR
1705 sq.ft. (158.4 sq.m.) approx.



1ST FLOOR
606 sq.ft. (56.3 sq.m.) approx.

TOTAL FLOOR AREA : 2311 sq.ft. (214.7 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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GROUND FLOOR
1662 sq.ft. (154.4 sq.m.) approx.



1ST FLOOR
815 sq.ft. (75.7 sq.m.) approx.

TOTAL FLOOR AREA : 2477 sq.ft. (230.1 sq.m.) approx.

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.

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