



Brightmere Barn  
Brightmere Road | Hickling | Norfolk | NR12 0AE

FINE & COUNTRY

# COUNTRY LIFESTYLE REDEFINED



This home is a new chapter in a life filled with freedom, space, and possibility.

Tucked away within a highly sought-after private development and set on a generous plot of approximately 1.6 acres, this stunning four-bedroom barn conversion combines timeless rustic character with modern luxury, designed for those who dream of space, nature, and a life well lived.



# KEY FEATURES

- A Delightful Barn Conversion set within a Sought After Development in the Broads Village of Hickling with 1.6 acres (stms)
- Four Double Bedrooms, Two En-Suites & Family Bath/Shower Room
- The Principal Bedroom also benefits from a Dressing Area
- Kitchen/Dining Room with Separate Utility and Ground Floor WC
- Two Further Reception Rooms
- Extensive Terrace for Entertaining plus a Kitchen Garden with Greenhouse, Vegetable Beds and Sheds
- Large Paddock with Room for a Manege, Double Stable Block, a Tack Room and a Field Shelter
- Double Cart Lodge and Shingle Drive provide Plenty of Parking
- The Accommodation extends to 1,958sq.ft
- Energy Rating: B

Originally dairy farmland, this barn was the cattle shed and having been renovated by previous owners is defined by craftsmanship, heritage and attention to detail. The ancient beams and exposed brickwork along with the first-floor vaulted ceilings acknowledge its heritage, with nods to it past included throughout the property and including items like the hooks for the harnesses for ploughing animals still housed on the shelf above the sofa. Expanses of bifolds, tasteful interior design and thoughtful flow provide contemporary elegance and indulgence. It offers a rare opportunity to embrace a richer pace of life in the heart of the Norfolk countryside with a sense of rural luxury, relaxation, and connection to nature with equestrian lifestyle as the icing on top of this country cake.

## Step Inside

The front entrance with floor to ceiling glazing and steps up to the door, sets the tasteful tone for this whole bright and airy dwelling. The wide entrance hall with solid oak floor has stairs to your left and handy cloakroom to the right plus space for coats and boots. Straight ahead through glazed double doors is the fantastic sitting room with a bio-fuel fire/woodburner, responsible for the hot water and underfloor heating. With warm wooden floors and a beautiful, exposed brickwork wall, you are struck by the light in the room from the bank of bi-folds, which pull back to reveal a gorgeous terrace, inviting the outdoors in, a fabulous entertaining space. Double doors at one end lead to a modern, well designed open plan kitchen dining room. This space exudes simple sophistication and offers ample storage along with all the appliances a busy home demands and a central island with seating allowing you to chat to the cook over a glass of wine whilst dinner is prepared. There is space for a large dining table too, for big Sunday lunches and room for sofas if desired. Semi open plan to this room is the old calving area now used as a multi purpose space, with stairs to the mezzanine, used as a home office currently, and bi-folds to the terrace. This room makes a great playroom but could easily be a teens lounge or a wonderful space for gym or yoga, flinging back the doors to breathe in the fresh air as you exercise. Within this room a door leads to the handy utility room bringing much needed practicality in a country location – great for muddy paws, washing the footy kits and riding boots.





# KEY FEATURES

## The Good Life

The current owners moved here having always wanted to live in the countryside and looking for a home with space to have horses, and the barn has totally lived up to the dream. When the wind is in the right direction, you can smell the sea from the barn and you can walk to Sea Palling beach in 50 minutes or cycle in 20. The barn grounds are made up of pretty raised lavender beds providing a feast for the senses with their purple flowers and the beautifully relaxing fragrance, encouraging wildlife and bees a plenty. The current owners have enjoyed growing a variety of fruits and vegetables including raspberries, blackcurrants, blueberries and of course fresh carrots for the horses. In winter, with views over frosty lawns and paddocks the kitchen dining room offers a space to escape the weather and chat around the table, whereas the living room offers a toasty fire and cosy sofas to rest on. Upon arrival here, the current owners installed, the fencing and equestrian facilities as well as added the cart shed and mezzanine office space, making this equestrian property a practical space. For ease they park in the cart lodge, so when unloading shopping (and children) it's a short walk through a pedestrian gate to the rear entrance.

## Explore Upstairs

The main staircase leads to a wonderfully spacious landing and stunning bedrooms with large windows and vaulted ceilings. To the right is a double bedroom with stylish spa like en-suite. Next to this is the principal bedroom with dressing room and chic en-suite – feeling rather like a separate wing of the barn. From here you can see the glorious sunrise from your bed with restful views over the paddocks – just idyllic. Straight ahead at the top of the stairs is the family bathroom with fabulous bathtub, separate shower, and lots of room to bathe wriggling toddlers; this serves the other two bedrooms, perfect as children's or guest rooms.

## Step Outside

Welcomed by a traditional five bar gate, you find a huge shingle driveway with double cart lodge and parking for multiple vehicles. To the rear, a gorgeous sun terrace extends the length of the property - a great entertaining space with easy access to the kitchen and the family room via the two sets of bi-folds, giving a seamless continuity to the home. From here children can play on the lawns whilst you gaze over to the paddocks beyond. Lovers of "the good life" will love the storage outbuildings, greenhouse, and kitchen garden - a head start on cultivating veggies and fruits to fill the freezer. For equestrian enthusiasts, the double stable block with tack room, private grazing paddocks and a field shelter, with plenty of room to add a manege, make it easy to have your horses at home.

## Agents Note

The land at Brightmere Barn is subject to an overage agreement regarding development with the previous owner, which only has 14 years left to run.





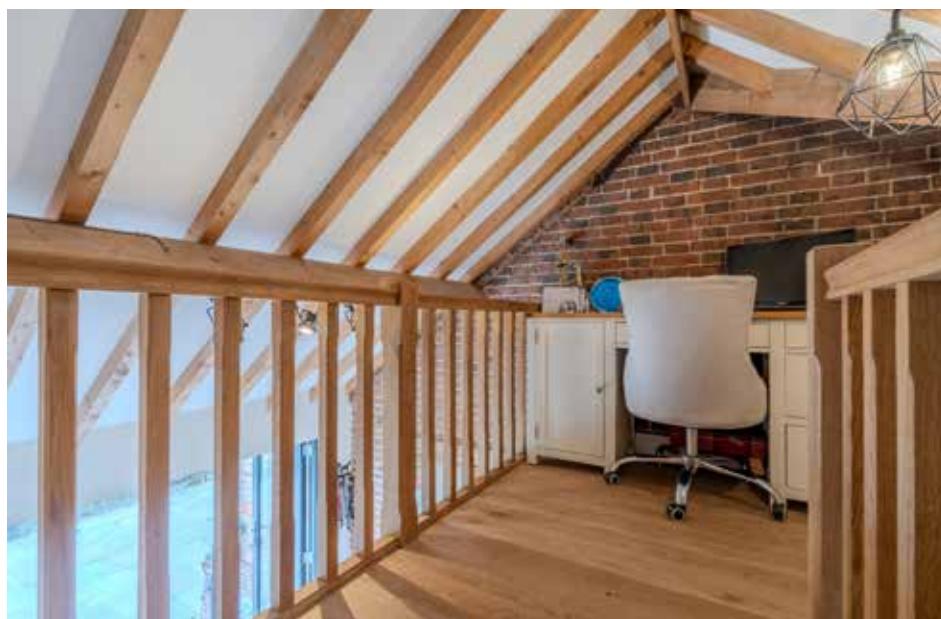




























# INFORMATION



## On The Doorstep

Step outside and breathe in the beauty of North Norfolk. Located in the tranquil village of Hickling, just 15 mins walk from the serene waters of Hickling Broad, this home is ideal for those seeking adventure or relaxation. Explore nature reserves, sail at sunrise, enjoy scenic walks, or cast a fishing line in the quiet stillness of the Broads, the choice is yours. Local amenities in Hickling include a village primary school, church, two well-loved pubs and a vibrant Village Barn Committee. The village community organise an annual children's Christmas party and a traditional summer show, plus an active gym runs five days a week, along with Zumba and chair yoga. The gardening group look after the community gardens, and a garden trail is organised every year, so this village caters for everyone.

## How Far Is It To?

For shopping, supermarket and services, the market town of Stalham is a short drive away, and with the coastline only four miles away and the cathedral city of Norwich just 20 miles distant, you are never far from culture, convenience, or the sea breeze. Norwich also boasts an international airport for travel convenience.

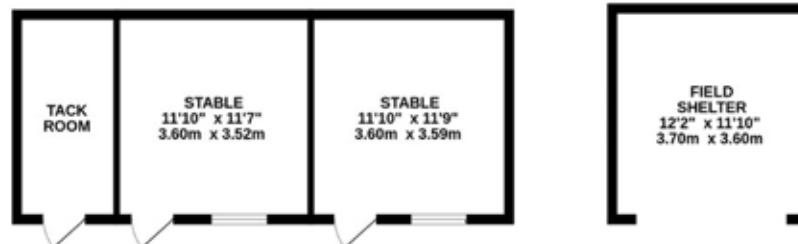
## Directions

Leave Norwich on the A1151/Wroxham Road and proceed through the villages of Wroxham, Hoveton and Beeston St Lawrence. Pass the village of Stalham and then turn left onto Moor Road, left onto Old Yarmouth Road, right onto Rectory Road and then left onto Church Road. Turn right onto Hall Road and continue onto Stalham Road. Continue along this road and the driveway to Brightmere Barn will be found on the right hand side clearly signposted with a Fine & Country For Sale Board.

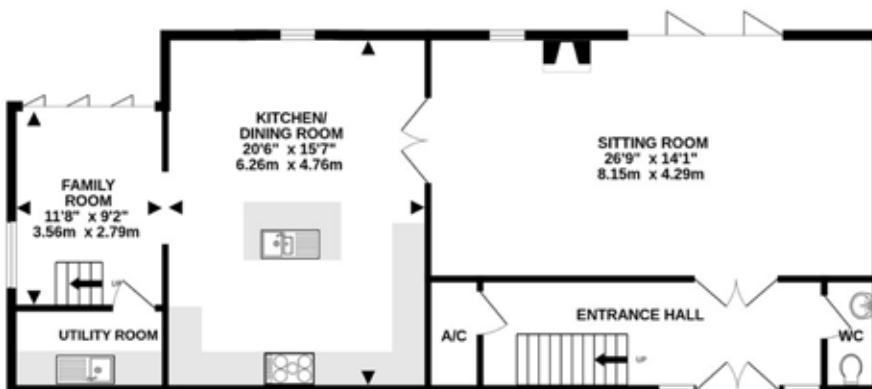
## Services, District Council and Tenure

Wood Pellet Boiler and Underfloor Heating, Mains Water, Mains Drainage  
Fibre Broadband Available

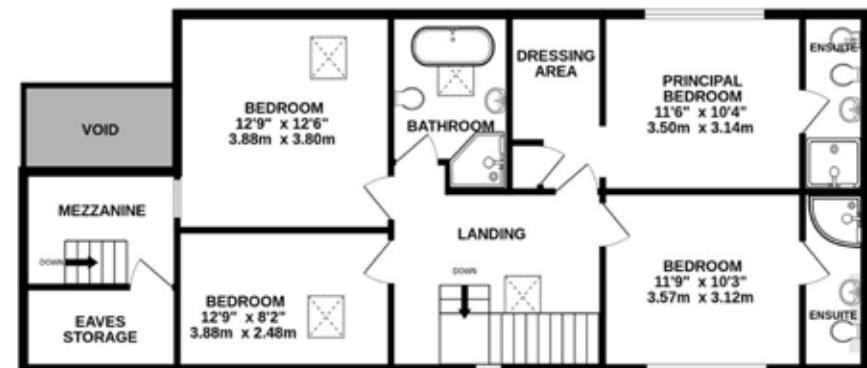
Mobile Phone Reception - varies depending on network provider  
Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) - for Broadband/Mobile availability  
North Norfolk District Council - Council Tax Band E  
Freehold



**OUTBUILDINGS**  
490 sq.ft. (45.5 sq.m.) approx.



**GROUND FLOOR**  
1014 sq.ft. (94.2 sq.m.) approx.



**1ST FLOOR**  
944 sq.ft. (87.7 sq.m.) approx.

**FLOOR AREA - HOUSE (EXCLUDING OUTBUILDINGS) : 1958 sq.ft. (182 sq.m.) approx.**

**TOTAL FLOOR AREA : 2448 sq.ft. (227.5 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](http://www.norfolkpropertyphotos.co.uk)  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs.			102
(A+)	A		
(B1-B2)	B		
(B3-B6)	C		B1
(D7-D9)	D		
(E10-E12)	E		
(F13-F15)	F		
(G16-G18)	G		
Very energy inefficient - higher running costs.			
EU Directive 2002/91/EC			
England & Wales			
www.hpcsl.com			



# FINE & COUNTRY

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