



Grebe House  
Tate Loke | Hickling | Norfolk | NR12 0YN

 FINE & COUNTRY

# BROADLAND BEAUTY



“In the heart of one of Broadland’s most desirable villages, tucked away down a quiet little loke, you’ll find this appealing home. Walking distance from the largest Broad, its sailing club, two pubs, a nature reserve, walking trails and more, you’re very much part of an active community here but you’re also nice and private, in a peaceful position.”



# KEY FEATURES

- A Spacious Modern Home situated in the Sought After Broadland Village of Hickling
- Four Bedrooms and Two Bath/Shower Rooms
- The Principal Bedroom benefits from an En-Suite and Fitted Wardrobes
- Kitchen/Breakfast Room with Separate Utility and Ground Floor WC
- Two Reception Rooms plus a Study
- Landscaped Gardens with Entertaining Terrace and Open Field Views
- Double Garage with Electric Doors and Fully Boarded Loft for Storage
- Driveway providing Plenty of Parking
- Newly Fitted EV Charger
- The Accommodation extends to 2,034sq.ft
- Energy Rating: C

A spacious and well-designed modern home in a truly idyllic setting, filled with light and benefitting from a secluded south-east-facing garden, this offers all the delights and the relaxed pace of life found within a country village, yet it's well placed for easy access to amenities, to a choice of market towns, to Norwich and to the coast.

## A Long Term Love

This attractive property is one of just two down a small loke in the heart of the Broadland village of Hickling. One of the owners used to come to the Norfolk Broads on holiday as a child and fell in love with the area. As an adult, he decided to move into the Broads with his partner, looking for a village that had a friendly and vibrant community where they could put down roots. The couple landed on their feet here – Hickling has two pubs, one with regular events such as weekly quiz nights, the other enjoying a waterside setting. The village hall is on the same loke as the houses, with a gym, Pilates classes, daytime weekend football and more, so it's easy to keep yourself entertained and to meet other village residents, so you quickly feel right at home.

## Family Friendly

Turn into the little loke and you'll find this alongside one other property, with no passing traffic other than those heading to the village hall. There's ample parking on the driveway, then you come in to a lovely bright and welcoming reception hall, stairs rising ahead of you and a cloakroom to one side. The sitting room can be found to the front of the home. The owners particularly love the room in winter when the wood burner blazes away and adds a cosy touch. Double doors lead to the dining room beyond, so you can open the two rooms to create a larger space when entertaining. The dining room has French doors leading out to the sunny garden. These, along with the front door, have been recently replaced with bespoke, handmade accoya wood doors.





# KEY FEATURES

---

Other recent improvements include a newly fitted EV charger, new oil tank, boiler, first-floor radiators and the addition of air conditioning in the kitchen and two of the bedrooms – more on those later. The kitchen is another favourite spot of the owners, with room for either seating or dining and an appealing view down the garden. This is a wonderfully sociable space when the owners have a houseful but is equally lovely when they're home alone and having a quiet supper. There's a separate utility room which comes in handy and has access to the double garage, which has a fully boarded out loft with lighting, providing a substantial amount of storage. A study to the front of the house, which would also make an excellent playroom, completes the ground floor accommodation. Upstairs there are four good size bedrooms, one with an en-suite and the others sharing a contemporary family bathroom. The owners have enjoyed the balance of having a home that feels intimate and cosy when it's just the two of them, with room for overnight guests and to entertain when family come to visit.

## Countryside With Connection

Outside it's clear the sunny, secluded garden has been well loved and maintained, with room for children to play on the lawn or adults to sip drinks or fire up the barbecue on the patio. This is a peaceful spot and totally private from passers-by. You can walk to Hickling Broad, the largest of the Norfolk Broads and home to a nature reserve and sailing club, watch the wildlife, explore the trails, stop off for a drink on the way home and make the most of the location. Beyond the village, you have the market town of Stalham just a few minutes' drive away, with supermarkets, schools and more. The owners often head to North Walsham, where you'll find Waitrose (who deliver to Hickling), the train station, Sixth Form and a wide range of other amenities. You're also within easy reach of Wroxham, famous as the centre of the Broads and the home of the largest village store in the world, Roys. Again, there's a train station so you can hop on a train to Norwich and head down to London from there. All in all, this may be rural life, but it's certainly a well-connected one!





THESE WIN LIKELY ENGAGE  
BY THE SEA



LAUREN AND





THE GIN TERRACE





TO SLEEP IS A CHANCE TO DREAM















# INFORMATION

---



## On The Doorstep

Hickling has two pubs, an active village hall, primary school and church. Sutton village nearby has a local shop, whilst Stalham, just a hop away, provides a great range of local shops as well as Tesco supermarket and schools. The broads capital, Wroxham, is just 11 miles away and offers a wide range of amenities plus a rail link to Norwich, which goes straight to London Liverpool Street.

## How Far Is It To?

The city of Norwich is about 19 miles away and has excellent educational, cultural and recreational facilities. There is a regular rail service to Cambridge and London Liverpool Street, whilst Norwich airport provides daily flights internally and to continental Europe. The North Norfolk Coast can be found further around the coastline with its quaint villages and sandy beaches. Favoured spots include Holt, Wells on Sea, Blakeney and the Burnhams. A 45 minute drive south will see you arrive at Thetford Forest with its many nature trails and bicycle paths whilst Stansted Airport is a further hour drive with its many destinations offered throughout mainland Europe.

## 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. Turn left onto Mallard Way and then left again and the property will be found on the left hand side clearly signposted with a Fine & Country For Sale Board.

## Services, District Council and Tenure

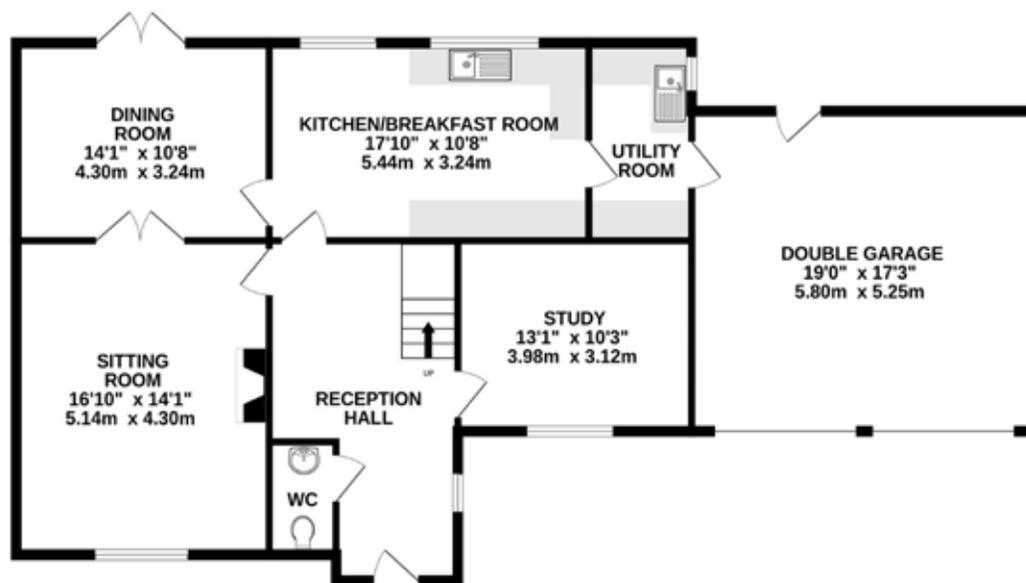
Oil Central Heating with Underfloor to Ground Floor, Radiators to First Floor  
Mains Water, Mains Drainage  
Fibre to Cabinet Broadband Available  
Mobile Phone Reception - varies depending on network provider  
Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) - for Broadband/Mobile availability  
North Norfolk District Council - Council Tax Band E  
Freehold

---

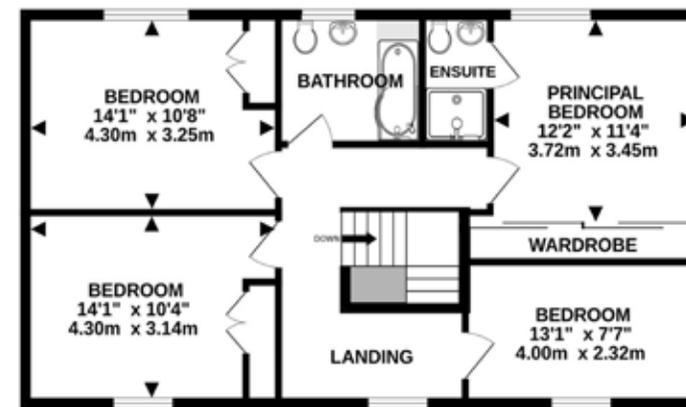
Norfolk Country Properties. Registered in England and Wales No. 06777456. Registered Office - Blyth House, Rendham Road, Saxmundham, IP17 1WA.

Copyright © Fine & Country Ltd.

Please Note: All images and floorplans shown in the brochure and online remain copyright to the individual photographer and may not be used for any purposes whatsoever without prior permission.



**GROUND FLOOR**  
1281 sq.ft. (119.0 sq.m.) approx.



**1ST FLOOR**  
753 sq.ft. (69.9 sq.m.) approx.

**TOTAL FLOOR AREA : 2034 sq.ft. (189.0 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)  
Made with Metropix ©2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs			
(94-100)	<b>A</b>		<b>97</b>
(81-93)	<b>B</b>		
(69-80)	<b>C</b>	<b>76</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
		www.epcrea.com	

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





# FINE & COUNTRY

---

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY  
FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)



follow Fine & Country Norwich on



Fine & Country Norwich  
12-14 Queen Street, Norwich, Norfolk, NR2 4SQ  
01603 221888 | [norwich@fineandcountry.com](mailto:norwich@fineandcountry.com)

