



ADDRESS

Kestrel Barn
Brightmere Road
Hickling Green
Norfolk
NR12 0AE

TENURE

Freehold

L  LARKES

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**'NATURAL LIGHT STREAMS
THROUGH EXPANSIVE GLAZING,
WHICH FRAMES VERDANT VIEWS
OF THE EXPANSIVE PRIVATE
GARDENS'**

**FIND
YOUR
NEST**





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et in expansive & verdant private gardens with easy access to surrounding countryside and unspoilt coast, this exceptional two-bedroom home is positioned in a quiet, rural location at the edge of the village of Hickling, Norfolk.

The house occupies an excellent location on a country lane in Hickling, a sought-after village within the Broads National Park. An entrance from Brightmere Road leads through to a private driveway and residents car park with two allotted spaces for Kestrel Barn. The grounds to the front are primarily laid with shingle providing vehicle access and footpaths bordered by raised flower beds, hedging and tall specimen trees, ensuring privacy from the road.



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he conversion was completed in 2016 and entailed fully remodelling and refurbishing the barn to create a modern family home across its single storey. It is clad externally in beautiful rough-sawn timber finished in the quintessential Norfolk black, with a clay pantile roof matching the village vernacular. A private courtyard garden leads to the front glazed entrance, inviting a beautiful southerly light to flood through the interior plan.

The primary living area is a noble and beautifully light space, generously proportioned and organised in a predominantly open-plan layout allowing for flexible arrangement. The character and profile of the original structure sings through the vaulted ceiling with exposed timber beams. Full height, glazing spans one wall, allowing light to flood through and opening the room onto the patio and garden in warmer months. An open kitchen occupies one corner of the room. The design has been well considered, providing a sociable space to dine and entertain.

Flanking the living area on either side of the plan are well appointed ensuite bedrooms, each with vaulted ceilings and exposed brick walls that nod to the building's rural vernacular. The primary suite has French doors to the courtyard garden.



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‘HICKLING IS AN ATTRACTIVE, SMALL, RURAL VILLAGE APPROXIMATELY THREE MILES FROM THE NORFOLK COAST, A DESIGNATED AREA OF OUTSTANDING NATURAL BEAUTY’





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outside the gardens are laid to lawn, interspersed with vegetable patches, and cut flower beds, herbaceous borders and wild meadows attracting a wide array of local wildlife. At its limit there is a gated car standing area, and beyond the boundary there is arable land extending far into the distance.

The Area

Hickling is an attractive, small, rural village approximately three miles from the Norfolk coast, a designated Area of Outstanding Natural Beauty and close to the popular market towns of Stalham and North Walsham.

Hickling is divided into two areas Hickling Heath and Hickling Green each with its own pub, the Greyhound and Pleasure Boat Inn, and a village primary school. Sitting proudly within the village is Hickling Mill, built in 1818, it is a grade II* listed windmill which is one of the few to have been preserved in almost original condition.

The Norfolk coast is renowned as one of the most beautiful areas of the UK with incredible sandy beaches and beautiful protected marshland. It is notable for its number of outstanding places to eat out (such as nearby Ingham Swan) and vibrant villages and towns.





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The nearest railway station is at Worstead for the Bittern Line which runs between Sheringham, Cromer and Norwich. The train station Norwich provides direct and regular services to London Liverpool Street in around one hour and fifty minutes.

Norwich is approximately 30 minutes from the house; a thriving small city with a diverse range of cultural, dining and shopping opportunities. The Lanes, a series of medieval streets in the city centre, was a winner at the Great British High Street of the Year Award. The winner of the Great British Menu, Richard Bainbridge, has opened up a critically acclaimed restaurant, Benedict's. There is an international airport, marinas and boatyards (Norwich is the gateway to the Broads).

Tenure: Freehold
Heating: Air Source Pump to Underfloor Heating
Council Tax: Band C

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only.

Larkes have not tested any services, appliances or specific fittings prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendors.

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KESTREL BARN HICKLING

APPROXIMATE FLOOR AREA
= 54.4 sq m / 585 sq ft

Illustration for identification purposes
only, measurements are approximate,
not to scale

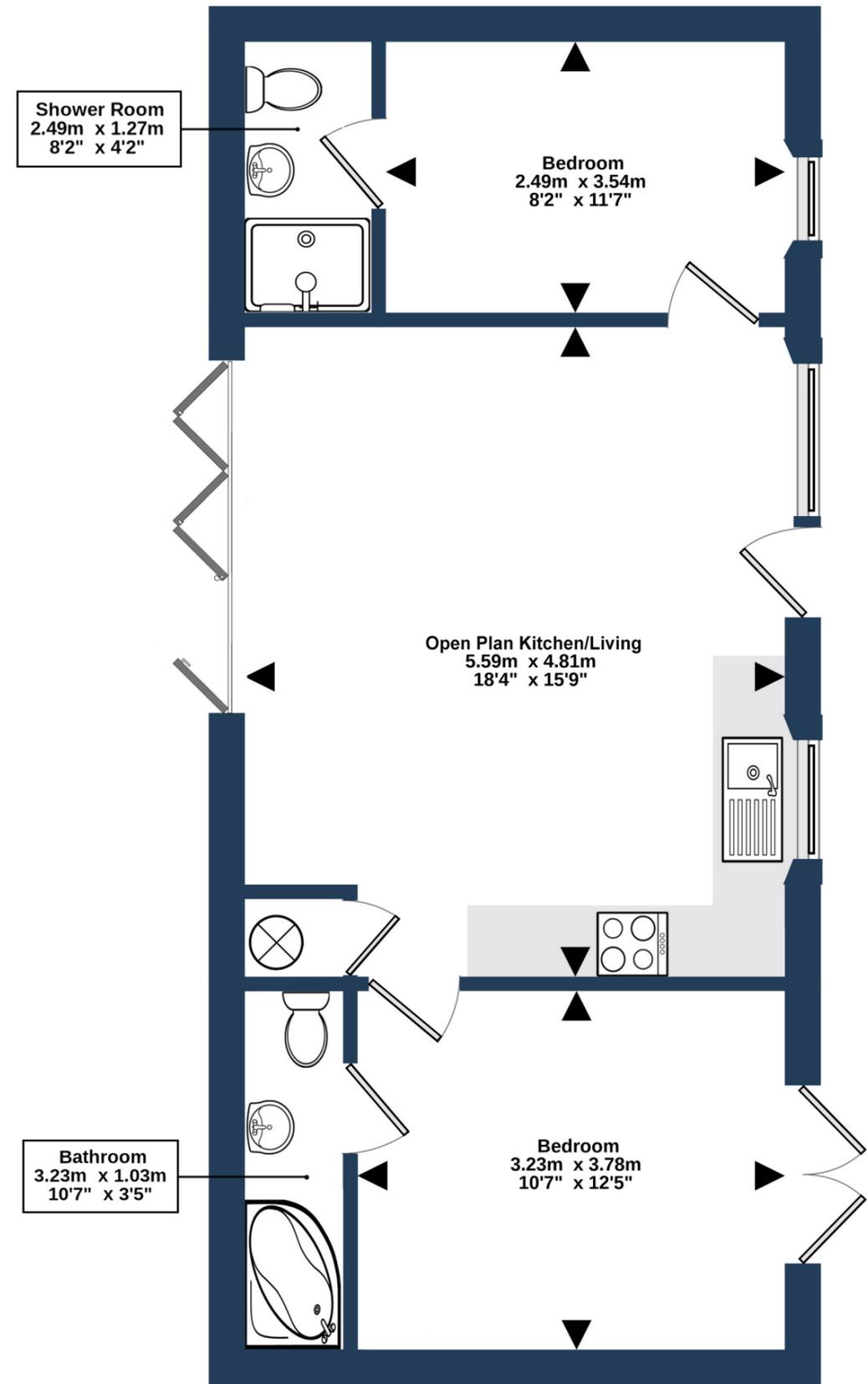
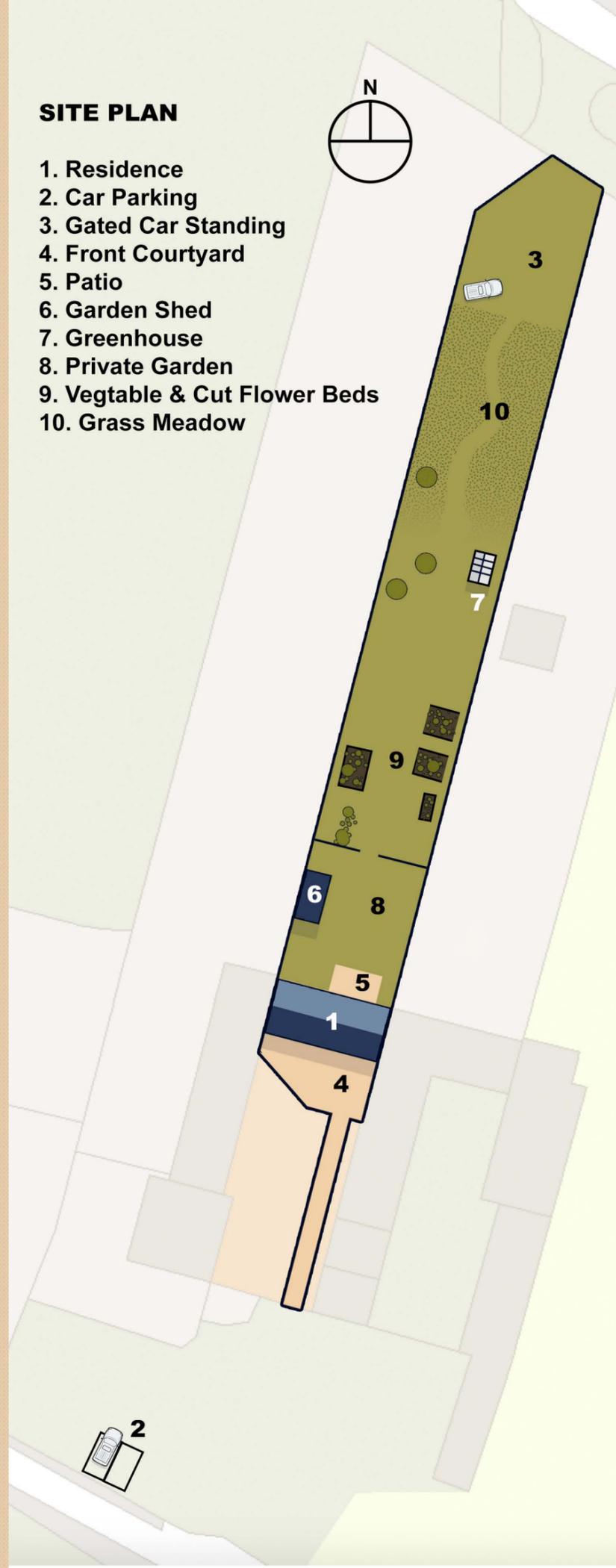
VIEWING ARRANGEMENTS
Telephone: 01493 330299
Email: sales@larkes.co.uk

COUNCIL TAX - Band B (£ 1,498)

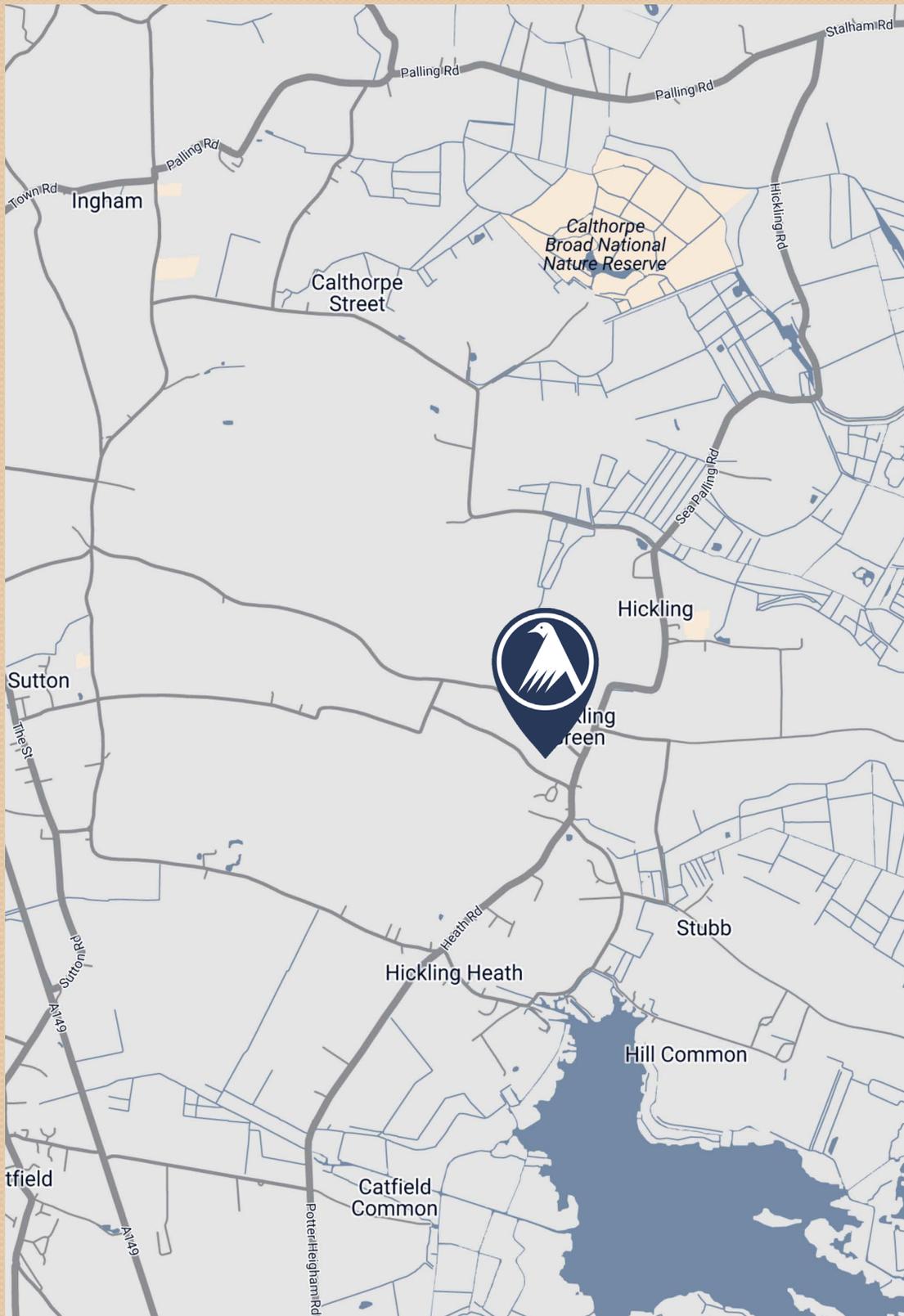
ENERGY RATING - B 83

SITE PLAN

1. Residence
2. Car Parking
3. Gated Car Standing
4. Front Courtyard
5. Patio
6. Garden Shed
7. Greenhouse
8. Private Garden
9. Vegetable & Cut Flower Beds
10. Grass Meadow



Ref: 7234



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