



A substantial home with about 3 acres

PINECROFT, HICKLING, NORFOLK

Freehold



Stalham: 2 miles, the coast at Sea Palling: 3 miles,
Wroxham: 7 miles, Norwich: 16 miles.

Directions

Leave Norwich on the A1151 Wroxham Road and from the centre of Stalham take the Sutton Road passing the chapel on the right. Turn left opposite a group of barn conversions and at the next T-junction turn right. The house will be found on the left hand side on the edge of the village of Hickling. The postcode for the property is NR12 0AS. The what3words code to pinpoint the entrance is; fountain.laws.absorb

The Property

Pinecroft is a substantial home or approx. 4500sq ft set in rural surroundings close to the Norfolk Broads. The property is set apart from similar properties due to the extent of land it enjoys, with about 3 acres of mature gardens and grounds.

The house has spacious rooms throughout, with an abundance of light. Of particular note is the main sitting room, with fireplace and window seat, a lovely dining room with sliding glazed doors out to the gardens and a large family room with bi-fold doors. The kitchen/breakfast room is well fitted, and has underfloor heating and there are further useful rooms such as study, garden room and utility. The bedrooms are split over the ground and first floor. The

ground floor hosts the principal bedroom with en-suite shower room, a further two bedrooms and family bath/shower room. On the first floor there are two en-suite bedrooms, with excellent loft storage that could provide further living space if converted. There is good storage throughout the house.

The house is positioned centrally within the initial gardens, with off street parking, a large garage and expanses of lawns sweeping from the front of the house round to the rear. There is a terrace area, enclosed walled garden, hot tub and many points of interest with fine flowering cherries, and herbaceous beds and a high wall running along the southern part of the garden. Beyond the wall and accessed via the field gate is a meadow of around 2.25 acres, stretching away from the house to farmland beyond. This area is mown interspersed with specimen trees but could be utilised for equestrian use.



Situation

Pinecroft is situated in an unspoilt rural position on the edge of the popular Broadland village of Hickling about 2 miles from the town of Stalham which has an excellent range of shops and amenities including secondary schools.. Being in the centre of the Norfolk Broads area, there are fine countryside views and the property is in an excellent location for walking, sailing and wildlife. The village of Hickling which is about half a mile is famous for its Broad, the largest of the Norfolk Broads and has a nature reserve. The village also has a school and there are two public houses; one with a community shop. The northeast Norfolk coast at Sea Palling is about 3 miles which has unspoilt sandy beaches. Norwich, the cathedral city and regional centre of East Anglia, is about 16 miles.

Services

Mains water, electricity and drainage. Calor gas central heating.

Local Authority

North Norfolk District Council: Band G.

Agent's Note

Any changes to the meadow that require planning consent must be referred to the previous owner – details via the agent upon request.

Fixtures & Fittings

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

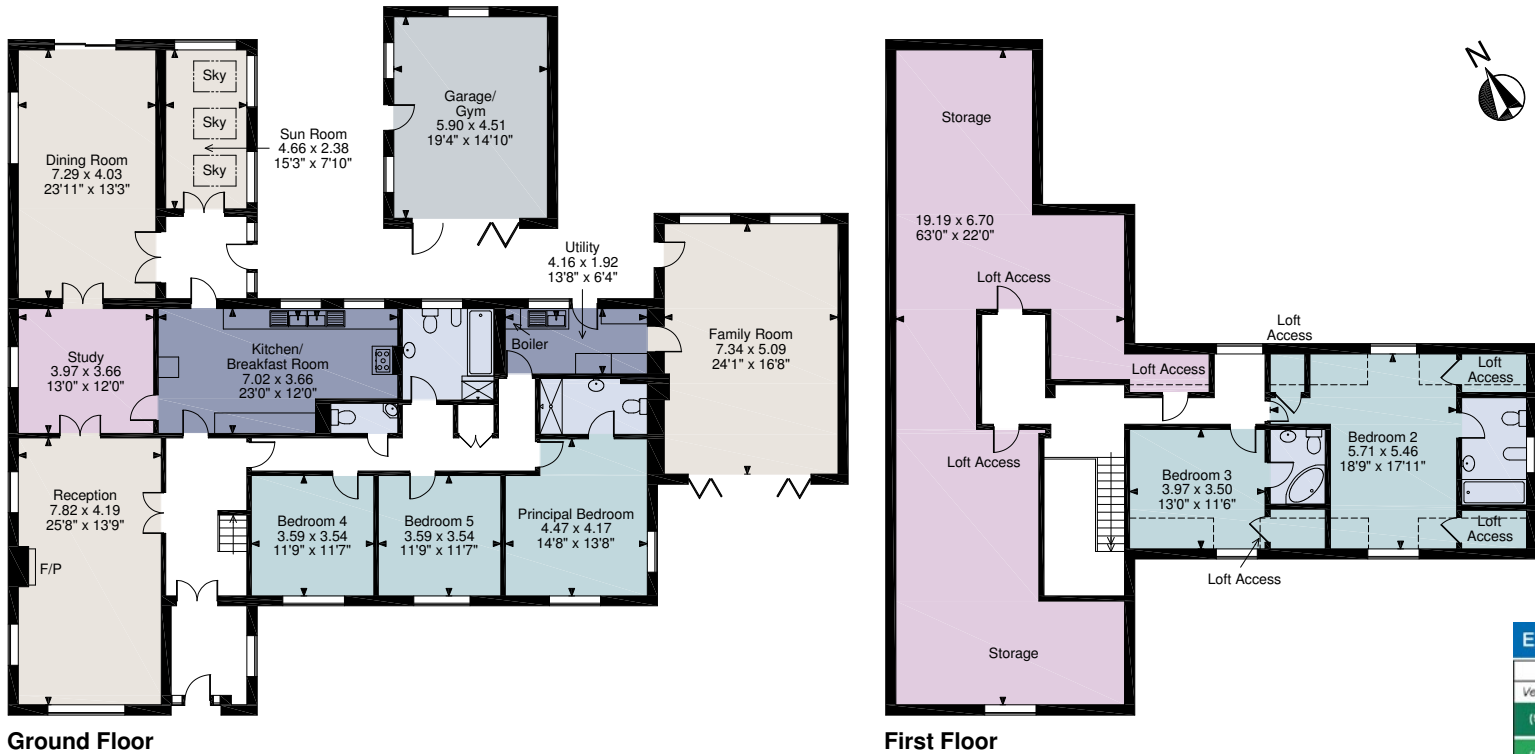
Viewings

Strictly by appointment with Savills. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.



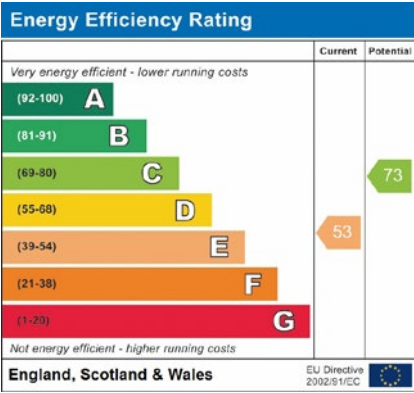
Pinecroft, Hickling, Norfolk
Main House 4,578 sq ft / 425 sq m
Garage/Gym 286 sq ft / 27 sq m

Savills Norwich
01603 229229



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The position & size of doors, windows, appliances and other features are approximate only.
□ □ □ □ Denotes restricted head height
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