

Aldreds
Estate Agents

Orchard Barn Hickling Road, Sutton, NR12 9SH

Guide Price £725,000

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Orchard Barn Hickling Road

Sutton, Norwich, NR12 9SH

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- Stunning Farm Building Conversion
- Potential for Annex Layout
- Impressive Living Space
- Flexible Accommodation
- Desirable Broadland Location, Not far from the Coast.
- Underfloor Heating with Air Source Heat Pump
- Four / Five Bedrooms
- Outstanding Open Farmland Views
- Approx 0.6 acre (Subject to Measured Survey)
- Must View to Appreciate!



Aldreds are delighted to offer this wonderful farm building conversion of unique design, offering contemporary living in a rural location in it's finest form. This spectacular home offers over 2400 Sq ft of flexible living space with the potential for multi generational living with annex potential.

With two living spaces and kitchen areas, four/five bedooms in total, alongside two bathrooms, an en suite shower room and a utility, the accommodation does not disappoint. The property offers all the modern efficiencies with under floor heating via an air source heat pump and aluminium double glazing.

Sitting in a plot of approximately 0.6 acre (subject to measured survey), the property sits well back from the road with a spacious driveway and outstanding farmland surroundings.





Entrance Hall

Glazed entrance door with glazed side panel, tiled flooring, alarm control, doors leading off;

Utility/Pantry 18'8" x 5'5" (5.71m x 1.67m)

Rear facing window, doorway to living area, door to hall, a range of fitted units with work surface, stainless steel sink drainer with mixer tap, power points, plumbing for washing machine, ventilation.

Open Plan Living / Dining / Kitchen

Living Area 21'11" x 14'11" (6.7m x 4.57m)

An impressive space with a vaulted ceiling with exposed steel supports, eye level window to side aspect, full height windows to front aspect taking in a superb open farmland view to the South, glazed door leading to garden, tiled flooring, power points, television point, wall lighting, open access to hallway and;

Kitchen/Dining Area 17'10" x 11'0" (5.46m x 3.36m)

With a range of fitted kitchen units with high density, low profile worktops, tiled splash back, inset sink drainer with mixer tap, Bosch integrated electric double oven, Neff hob, extractor, fridge-freezer, Neff dishwasher, tiled flooring, full height windows to front aspect taking in the farmland view, vaulted ceiling, adjustable spot lights, doorway to;



Hallway
Door to;

Inner Hall
Airing cupboard housing pressurised hot water cylinder, cloaks cupboard, under floor heating manifold, rear facing window, power points, doors leading off;

Master Bedroom 15'1" x 12'10" (4.61m x 3.93m)
Front facing full height window and glazed door leading to garden, vaulted ceiling with exposed steel supports, power points, wall lighting.

En-Suite Shower Room 8'3" x 5'8" (2.52m x 1.73m)
Tiled shower with fixed screen and raindrop shower head, low level w.c. with enclosed cistern, hand wash basin within a fitted storage unit with mirrored cabinet above, heated towel rail, tiled flooring.

Bedroom Two 14'5" x 11'1" (4.4m x 3.38m)
Front facing full height window, power points, wall lighting.

Bedroom Five 9'10" x 5'5" (3.01m x 1.66m)
Rear facing window, wall lighting, power points.

Bathroom 11'3" x 5'6" (3.43m x 1.68m)
Rear facing window, panelled bath, tiled surround with shower over and shower screen, low level w.c., hand wash basin within a fitted storage unit with mirrored cabinet over, ventilation, heated towel rail.

Directions

From Aldreds Stalham office, proceed along St Johns Road, turn right into Brumstead Road, continue to the 'T' junction, turn right and then left at the mini roundabouts, continue along Old Yarmouth Road, proceed through the village of Sutton before turning left into Hickling Road. Continue as the road branches to the right then left and continue a short way towards Hickling, before turning right just before a range of converted barns, where the property can be found, set well back from the road on the right hand side.





Side Hall
Door From inner hall, doors leading to the rooms with Annex use potential and door to rear.

Second Living Room/Kitchen

Bedroom Three 18'0" x 9'10" (5.5m x 3m)
Full height windows to front aspect, wall lighting, power points, built in wardrobe.

Bathroom
Window to rear aspect, panelled bath with shower over, hand wash basin in vanity unit, low level WC, heated towel rail, ventilation.

Bedroom Four / Store Room 10'5" x 9'8" at max (3.19m x 2.96m at max)
Window and door to side aspect.

Outside
The property is approached via a long driveway from the road to a generous parking area to the side of the property. The garden is laid to lawn with some young fruit tree planting and open boundaries to allow the full benefit of the farmland surroundings. There is a garden store to the rear of the property.

Underfloor Heating
The property offers Air Source Heatpump underfloor heating throughout, zone controlled with room thermostats.

Services
Mains water, electric. Drainage - pumped to shared treatment plant with neighbouring properties. High Speed Fibre Broadband.

Council Tax
North Norfolk District Council. Band 'F'

Location
Sutton is a small Broadland Village situated in close proximity to Stalham. There is an attractive staithe on the upper reaches of the River Ant a garden centre and a popular Public House. The adjoining Stalham is a small Broadland Town with its own facilities which include a range of schools, a variety of High Street shops including a supermarket, health centre, post office and library. The desirable village of Hickling is located within a mile with Hickling Broad Sailing Club and the Wildlife Trust based at and around the largest of the Norfolk Broads.

Reference
PJL/S10095







Floor Plans



Floor plan

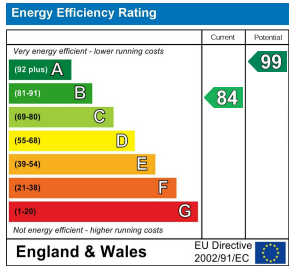
Total floor area: 225.0 sq.m. (2,422 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Stalham Office on 01692 581089
if you wish to arrange a viewing appointment for this property or require further information.

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55 High Street, Stalham, Norfolk, NR12 9AH
Tel: 01692 581089 Email: stalham@aldreds.co.uk https://www.aldreds.co.uk/

Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA