



Maple Barn Hickling Road, Sutton

Minors & Brady



Maple Barn Hickling Road

Stunningly presented and offering both lifestyle appeal and proven income potential, this charming barn conversion is nestled within the sought-after village of Sutton in the heart of the Norfolk Broads. Beautifully decorated to a high standard, the property combines original character features, including exposed beams and brickwork, with modern comforts to create a warm and welcoming home. The accommodation includes bright open-plan living space, two double bedrooms, a stylish bathroom and a private walled courtyard garden, making it ideal as a permanent residence, second home or countryside retreat. It also offers excellent investment credentials, having operated successfully as a holiday let with gross annual income of up to £24,709.85, representing an impressive gross yield of approximately 8.26%. Furniture may also be available by separate negotiation, offering potential for a turnkey purchase.

- Beautifully converted barn blending character features with modern comforts
- Situated within the sought-after village of Sutton in the Norfolk Broads
- Stylish open-plan living space designed for comfortable everyday living
- Exposed beams and brickwork creating a warm and inviting atmosphere
- Two generously sized double bedrooms with attractive rural views
- Private walled courtyard garden ideal for relaxing and outdoor dining
- Presented to a high standard with tasteful décor throughout
- Successful holiday let with proven income and excellent yield potential
- Equally suited as a main home, second home or investment property
- No onward chain and benefiting from two allocated parking spaces





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Sutton, Norwich

The Location

Sutton is a well-regarded Broadland village located to the north-east of Norwich, offering a peaceful rural setting surrounded by open countryside and within easy reach of the Norfolk Broads National Park. The area is particularly popular with those who enjoy outdoor pursuits, with an abundance of nearby walking routes, cycling opportunities, and access to some of Norfolk's most beautiful waterways.

Sutton Broad, one of the county's hidden gems, lies close by and provides opportunities for boating, wildlife watching and enjoying the natural surroundings.

Despite its tranquil village atmosphere, Sutton remains conveniently connected to a wide range of amenities. The nearby market town of Stalham offers supermarkets, independent shops, cafés, healthcare facilities and schooling, catering for everyday needs. The popular Broadland destination of Wroxham, often referred to as the 'Capital of the Broads', is also within easy reach and provides a superb selection of waterside restaurants, shops, leisure facilities and boating amenities.

For a wider range of retail, cultural and transport links, Norwich city centre is easily accessible by road, offering excellent shopping, dining, entertainment and direct rail services to London and beyond.

The nearby coastline further enhances the area's appeal, with the sandy beaches of Sea Palling, Happisburgh and Winterton-on-Sea all within comfortable driving distance. Combining the charm of village life with access to the Broads, countryside and coast, Sutton offers an enviable lifestyle in one of Norfolk's most picturesque settings.



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Sutton, Norwich

Hickling Road, Sutton

Tucked away within the peaceful village of Sutton, in the beautiful Norfolk Broads area, this delightful barn conversion offers an enviable blend of character, comfort and countryside charm.

Beautifully presented throughout and decorated to a high specification, the property combines the warmth of its original barn features with the convenience of modern living, creating a welcoming home that is equally suited as a full-time residence, idyllic second home, or ready-made holiday let investment.

From the moment you step inside, the property's character is immediately apparent. Exposed timber beams, attractive brickwork and thoughtfully designed interiors create a sense of warmth and authenticity rarely found in modern homes. The bright and spacious open plan living accommodation has been carefully renovated to provide a stylish yet comfortable environment, ideal for both everyday living and relaxing weekend escapes.

The kitchen and breakfast area is a particularly appealing space, offering an excellent range of fitted units complemented by wooden worktops and attractive detailing throughout.

A ceramic Butler-style sink, integrated appliances and ample preparation space make it both practical and visually pleasing. Natural light floods into the room through double doors, enhancing the airy feel of the accommodation.



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Leading seamlessly from the kitchen, the lounge provides a cosy yet spacious setting for entertaining or unwinding after a day exploring the Broads and surrounding coastline. Character features continue throughout this space, where exposed brickwork and tasteful décor create a charming backdrop. Double doors open directly onto the private courtyard garden, allowing indoor and outdoor living to blend effortlessly during the warmer months.

Upstairs, the property offers two generously sized double bedrooms, both featuring exposed beams and attractive period detailing. The elevated position provides glimpses of the surrounding rural landscape, adding to the peaceful atmosphere. The bathroom continues the property's characterful theme, incorporating exposed brickwork, vaulted ceilings and quality fittings to create a relaxing and practical space.

Outside, the enclosed courtyard garden is a true highlight. Beautifully private and easy to maintain, it provides an attractive outdoor retreat for morning coffee, al fresco dining or simply enjoying the tranquillity of the surroundings. The garden is bordered by established planting and enclosed by traditional walls and fencing, creating a lovely sense of seclusion. The property also benefits from two allocated parking spaces.



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Positioned within one of Norfolk's most sought-after areas, this attractive home enjoys easy access to the waterways, walking routes, wildlife and villages that make the Norfolk Broads such a popular destination. Whether you're seeking a permanent home in a picturesque rural setting or a lock-up-and-leave holiday retreat, this property offers the best of both worlds.

For investors, the property presents an excellent opportunity. It is currently operating as a successful holiday let and can be offered with furniture included by separate negotiation, allowing for a true turnkey investment.

The property has generated a proven income stream, with gross holiday let revenues of £24,709.85 during 2024/25 and £23,744.44 during 2025/26, despite bookings being intentionally restricted while the property has been marketed for sale.

- 2024/25 Income: £24,709.85
 - Gross Yield: 8.26%
- 2025/26 Income: £23,744.44
 - Gross Yield: 7.94%

Agent's Note

This property will be sold freehold.

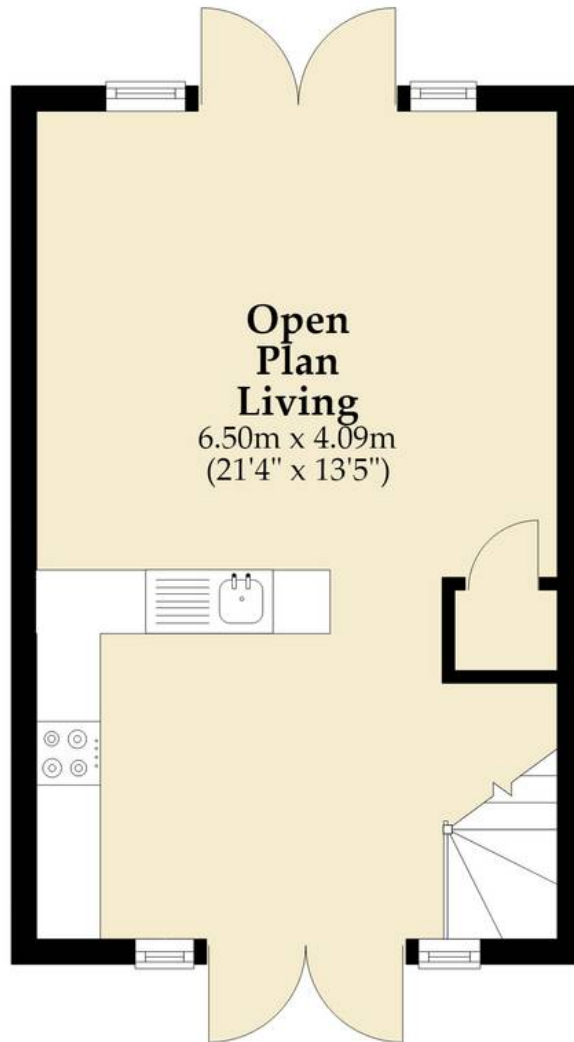
Connected to oil-fired central heating, mains water and mains electricity, the property also benefits from a shared septic tank, for which the current vendors contribute approximately £180 per annum towards maintenance and drainage costs.



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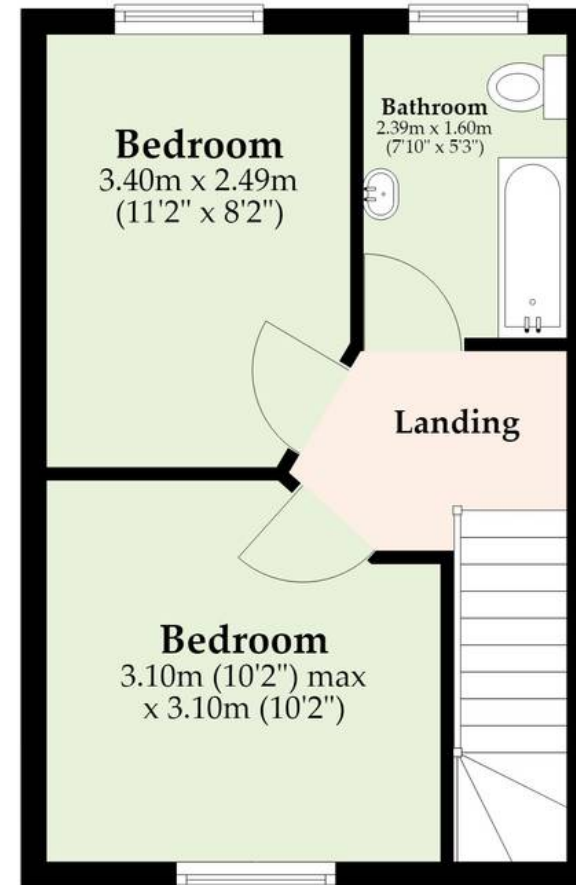
Ground Floor

Approx. 26.6 sq. metres (286.2 sq. feet)



First Floor

Approx. 26.6 sq. metres (286.2 sq. feet)



Total area: approx. 53.2 sq. metres (572.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

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Minors & Brady
Your home, our market



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