



Cobblestone Cottage
Calthorpe Street | Ingham | Norfolk | NR12 9TF

ROOMS WITH A VIEW



“Enjoying a raised position, looking out over open fields stretching to the side and to the rear, this home sits in an enviable position.

You’re a few minutes’ drive from the sea, from the woods and nature reserve and from a thriving Broadland market town that has everything you need. This is rural life at its most convenient, easy access to countryside and amenities, with all the peace and quiet you could wish for when you’re at home.”



KEY FEATURES

- An Attractive Flint Fronted Modern Home on a Quiet Lane in the Village of Ingham
- Three Bedrooms; Two Bath/Shower Rooms
- Kitchen/Dining Room with Separate Utility and Ground Floor WC
- Sitting Room with Wood Burner
- Landscaped Gardens with Raised Decking Area overlooking Fields
- Greenhouse and Shed
- Double Garage and Gated Driveway providing Plenty of Parking
- The Accommodation extends to 2,038sq.ft
- Energy Rating: D

On a quiet country lane, with a handful of houses around including some pretty thatched cottages, you'll find this attractive flint-fronted home. Sitting beautifully in its lovely green surroundings, it has heaps of character and charm but it's a modern build and very easy to care for. There's a large garden, extending to around a third of an acre, and you're oh so close to the beach and the Broads.

Total Tranquility

It comes as no surprise that the owners of this lovely home fell in love with the views and the position, the peace and the tranquility of the setting here. During their years in the cottage, they've made a number of improvements, including fitting new windows, front door and electric garage doors, opening the kitchen into the dining room and fitting a new kitchen. They have also added a raised decked area in the garden. The result is a home that's a wonderful haven away from the hustle and bustle of daily life, a place where you can relax and unwind, with space for family and friends to come and enjoy the beautiful surroundings.

Excellent Proportions, An Eye-Catching Outlook

The bright and spacious entrance hall sets the tone right away as you enter the property. To your left is the sitting room. This is a fabulous triple aspect room that's set for the seasons, with double doors to the west leading out to the terrace, plus a feature fireplace with inset wood burner to keep you cosy on cold winter nights. On the other side of the property is the recently refitted kitchen, complete with a central island with breakfast bar. There's a useful utility off to one side and the kitchen is open to the dining room. This makes for a flexible layout, as you could use this as a playroom or snug and have both seating and dining in the well-proportioned sitting room.





KEY FEATURES

Exploring Upstairs

On the first floor all three bedrooms are good size doubles, accessed off the large and sunny landing. The master has an en-suite, while the other two bedrooms share the family bathroom. As you might expect, the views from the first floor are spectacular.

Between Beach And Broads

The plot extends to around a third of an acre and it's completely private, with fields on two sides and neighbours well spread out. There's a greenhouse for keen gardeners, a little woodland area which is great for kids wanting to build dens, plus a large raised decked terrace that makes the most of the outlook and the sunshine and is a great place to sit and take it all in. The owners love watching the buzzards over the farmland, and hear owls at night. The neighbours are friendly but not intrusive and it's generally very restful here. There are wonderful walks on the doorstep and you can even take a stroll to the highly-regarded village pub for dinner. While you're close to the coast (just three miles by road from the nearest beach), because this is a quiet lane, you don't get overrun by tourists in summer - it remains peaceful throughout the year. Your nearest shops are a few minutes' drive away in Stalham, along with schools, takeaways, independent shops and a Tesco supermarket. The staithe offers the chance to go out on the water to explore the Norfolk Broads, and Wroxham, in the heart of the Broads, is only seven miles from here.

























INFORMATION



On The Doorstep

The village of Ingham itself has a fine 14th century church and a well-regarded public house/restaurant, The Ingham Swan, which is featured in the Michelin Guide. Ingham is situated in an unspoilt rural position bordering open farmland between the town of Stalham (1½ miles) which has an excellent range of shops and amenities including secondary schools and the northeast Norfolk coast at Sea Palling.

How Far Is It To?

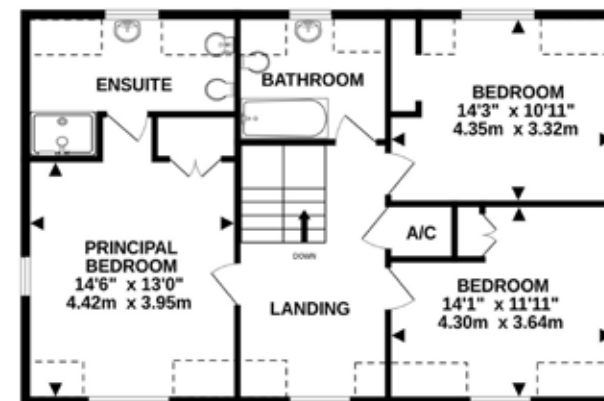
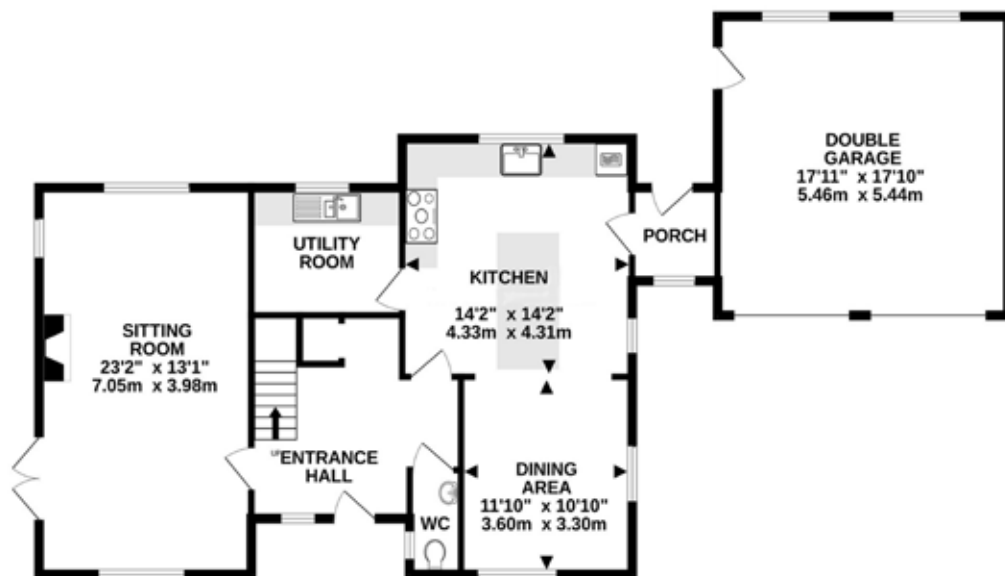
Sea Palling (2 miles) and the neighbouring coastal village of Waxham have fine sandy beaches as does Horsey which is about 3 miles and is renowned for Horsey Mere and wind pump, now in the care of The National Trust. Being in the centre of the Norfolk Broads area, the property is well located for excellent walking and cycling the quiet country lanes in this pretty part of northeast Norfolk countryside. There is a Staithe nearby at Stalham providing access to the entire Broads Network and Hickling, the largest of the Norfolk Broads, with a large nature reserve, is approximately 3 miles. Norwich, the regional centre of East Anglia, lies about 17 miles to the southwest.

Directions

Leave Norwich on the Wroxham Road/A1151 and then continue onto the Norwich Road/A149. Follow this road for 2 miles and then turn left onto Old Market Road. At the double roundabout continue straight over onto Ingham Road, which then becomes Town Road. At the end of this road, turn right onto Mill Road and then left onto Calthorpe Street, where the property will be found on the left hand side.

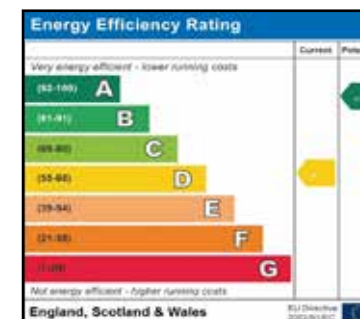
Services, District Council and Tenure

Oil Central Heating, Mains Water, Private Drainage via Septic Tank
Broadband Available - vendors use Plusnet
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
North Norfolk District Council - Tax Band D
Freehold



TOTAL FLOOR AREA : 2038 sq.ft. (189.4 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
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