



THE STORY OF

# South Barn

*Ingham, Norfolk*

**SOWERBYS**





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# South Barn

Ingham, Norfolk  
NR12 9TD

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Incredible Open-Plan Sitting Room and Kitchen

Utility Room and Store-Room

Principal Bedroom with En-Suite

Two Further Bedrooms

Family Bathroom

Superb Location

Parking

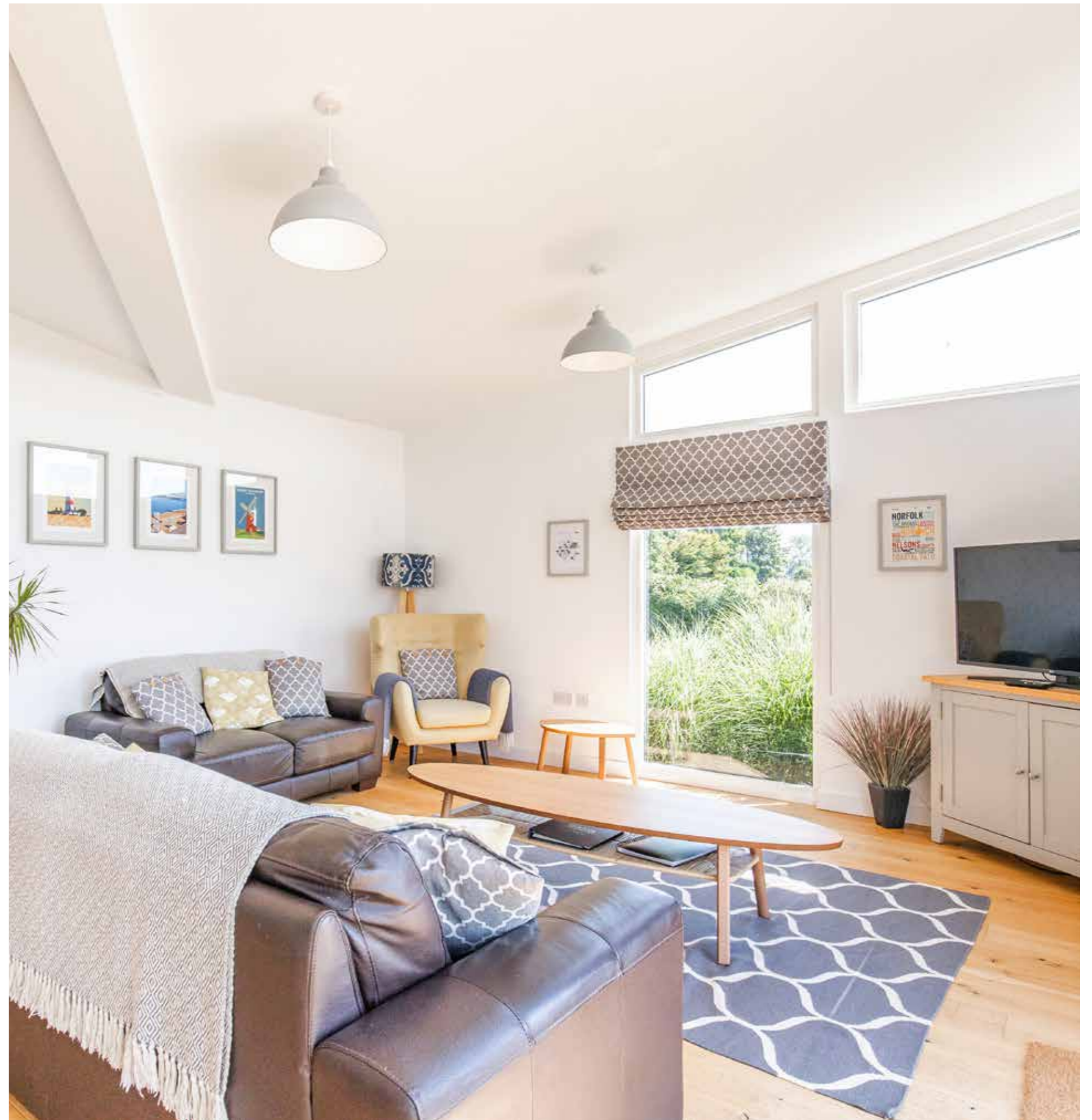
Established, West-Facing Garden

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**SOWERBYS NORWICH OFFICE**

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South Barn is a superb, modern property that offers an abundance of natural light, bright and airy accommodation, and stunning countryside views. Upon arrival, the gravelled driveway provides ample parking.

The interior is warm and welcoming, with a sitting room that is a real joy to be in. Flooded with natural light, your eyes are instantly drawn to the incredible views. Bi-fold doors open onto the west-facing terrace, perfect for entertaining.

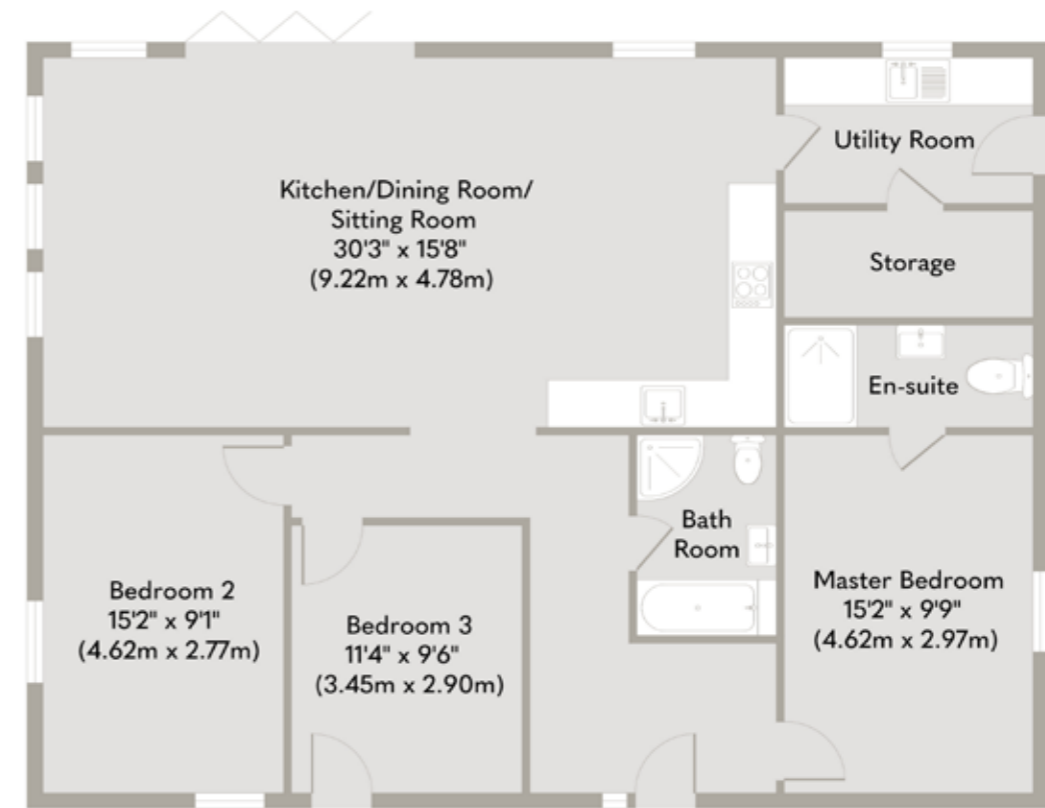
The modern kitchen offers plenty of storage and workspace, making it an ideal place to entertain guests with its sociable feel. Additionally, there is a handy utility room and store room. The principal bedroom is spacious and features a well-fitted, modern en suite shower room. There are two further well-appointed bedrooms and a modern, well-fitted family bathroom.

The west-facing garden at the rear is a lovely place to sit back and relax, enjoying the fine views in a secluded and peaceful setting.









Approx. Gross Internal Floor Area 1,273 sq.ft (118.26 sq.m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# Ingham

EXPLORE NORFOLK'S COASTLINE  
AND HERITAGE

A small village in north Norfolk, Ingham is just two miles from the coast at Sea Palling and is in a fantastic position to explore the beautiful coastline of this part of Norfolk. Within the village is an award winning restaurant with rooms, The Ingham Swan, originally built in the 14th century and part of Ingham Priory until its destruction under Henry VIII. There's a church, Holy Trinity, and a great community, with the village hall having a busy schedule of events.

Stalham is one mile away and offers a good range of amenities including supermarkets, a doctor's surgery, schools, and various shops, pubs and restaurants. It's on the edge of the Broads, and a great base for a day out exploring the numerous waterways of the area.

Neighbouring Ingham, Calthorpe Broad is a 107 acre Site of Special Scientific Interest and a designated national nature reserve. There's a vast range of flora and fauna, with several nationally scarce species.

Around 16 miles away, Norwich's perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. When the bright lights call, trains to Liverpool Street take just 90 minutes, and the city's airport flies to a number of UK destinations, as well as direct to Amsterdam.



## Note from Sowerbys



“South Barn offers an abundance of natural light, bright and airy accommodation, and stunning countryside views.”



### SERVICES CONNECTED

Mains water and electricity. Air source heating with underfloor heating to all rooms.  
Drainage via sewage treatment plant.

### COUNCIL TAX

Band to be confirmed.

### ENERGY EFFICIENCY RATING

C. Ref: 8201-7532-6140-0266-3902

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

### TENURE

Freehold.

### LOCATION

What3words: ///dragon.essays.trouser

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

# SOWERBYS

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

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Journey

 St Martins  
more than a home  
for the homeless

 mind  
Norfolk and  
Waveney

 Cancer  
Charity  
— EST. NORFOLK 1983 —

 East Anglian  
Air Ambulance

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