

SALES & LETTINGS

STOBART  
& HURRELL



STOBART  
& HURRELL

WE BRING PEOPLE AND PROPERTY TOGETHER







STOBART  
& HURRELL



# Grange Barn, Grove Road, Ingham, Norfolk, NR12 9SU

Grange Barn is an impressive rural retreat that has been lovingly restored to the highest of standards, retaining much of the building's antiquity and character, including its thatched roof, flint frontage, oak flooring, exposed beams and terracotta tiling. The owners have created a fabulous sociable family home ideal for multi-generational living, space to work from home as well as the potential for an equestrian or holiday let business.

Located on the edge of the quaint north Norfolk village of Ingham, set within an unspoilt rural position bordering open farmland with easy access to the local amenities including an active community through the Village Hall, and the Norwich Cricket Club. There is a magnificent 14th century church positioned to the east and the well regarded fine-dining coaching inn, The Ingham Swan. Additional amenities can be found in the nearby market town of Stalham and the village of Wroxham each offering a good range of supermarkets, schools, banks, doctor's surgeries, access to The Broads, and boat hire.

Set on a plot of approximately one and a half acres, the property is approached over a shingle driveway providing ample off-road parking and access to a double garage. The rear garden, accessed via a timber gate is mainly laid to lawn and provides the possibility of grazing for horses, a paddock, agriculture or even glamping (subject to the usual planning permission). Circular terraces, a pizza oven with wood storage and an internal courtyard with a pergola are pleasant areas to sit and socialise with friends and family.









- FIVE BEDROOMS, FIVE RECEPTIONS
- SEPARATE TWO BEDROOM ANNEXE
- OVER FIVE THOUSAND SQUARE FEET OF LIVING SPACE

- AMPLE OFF-ROAD PARKING & DOUBLE GARAGE
- CHARACTER PROPERTY WITH ORIGINAL FEATURES
- ACCESS TO LOCAL AMENITIES, BROADS & COASTLINE

- PLOT OF APPROXIMATELY ONE & A HALF ACRES
- ENCLOSED COURTYARD & WRAP AROUND GARDENS
- UNDERFLOOR HEATING & GROUND SOURCE HEAT PUMP

Boasting over five thousand square feet of living space, arranged over three floors, Grange Barn affords a generosity of accommodation for any modern-day family. To the first floor there are three receptions, the sitting room with a fabulous feature fireplace, as well as a kitchen dining room with Aga cooking stove, an additional kitchen with an adjoining utility, a bathroom and two bedrooms. To the first floor, which is accessed via an impressive central staircase, a lounge, again with a feature fireplace overlooks the sitting room below. There are a further two bedrooms, one with an en-suite, storage and access to the loft floor currently used as a dressing room and study. Contained within the square footage is a separate two-bedroom annexe which replicates the mains residences design, and provides the ideal opportunity for independent living for aging relatives, those yet to fly the nest or as a holiday let business. If desired, the annexe could easily be reincorporated back into the main residence.

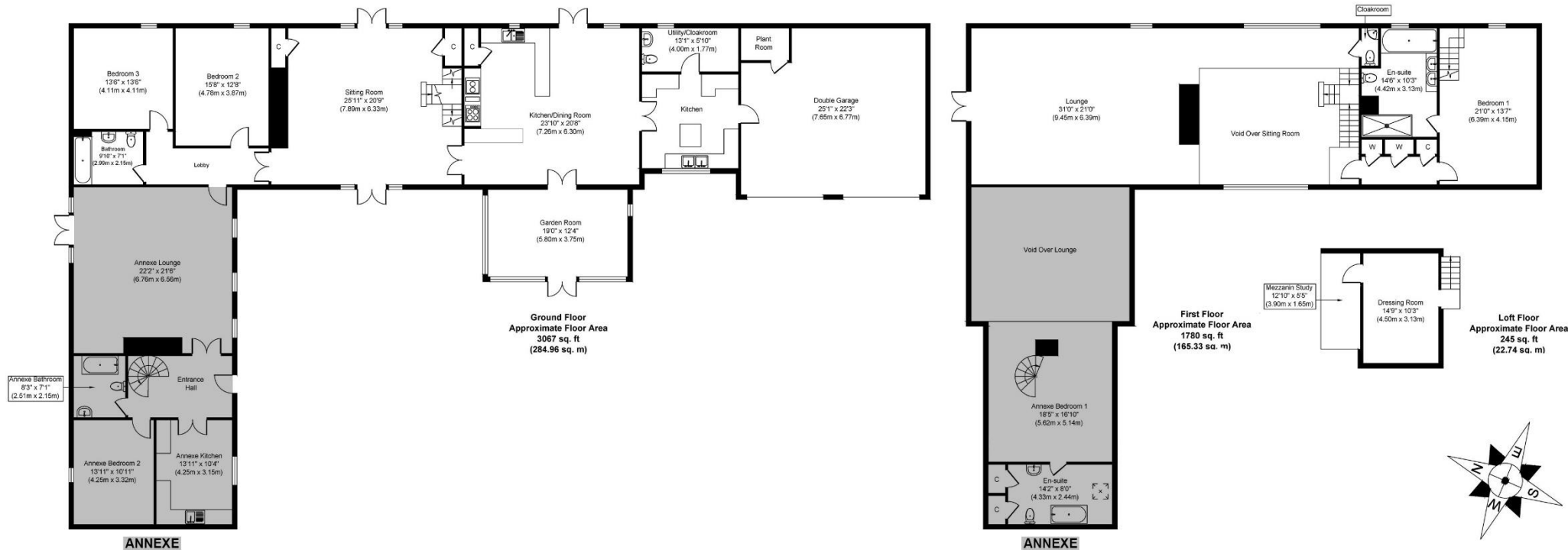
The property is further complimented in its proximity, of approximately two and a half miles to Hickling Broad and Marshes, a National Nature Reserve and a haven for many of the UK's rarest animals and plants, with a mixture of walkways, trails and the opportunity for a guided wildlife boat trip. The North Norfolk Coast, with its sandy beaches, salt marshes and creeks are within easy driving distance as is Norwich city centre, with its train station, football stadium and extensive historical interest.











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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.

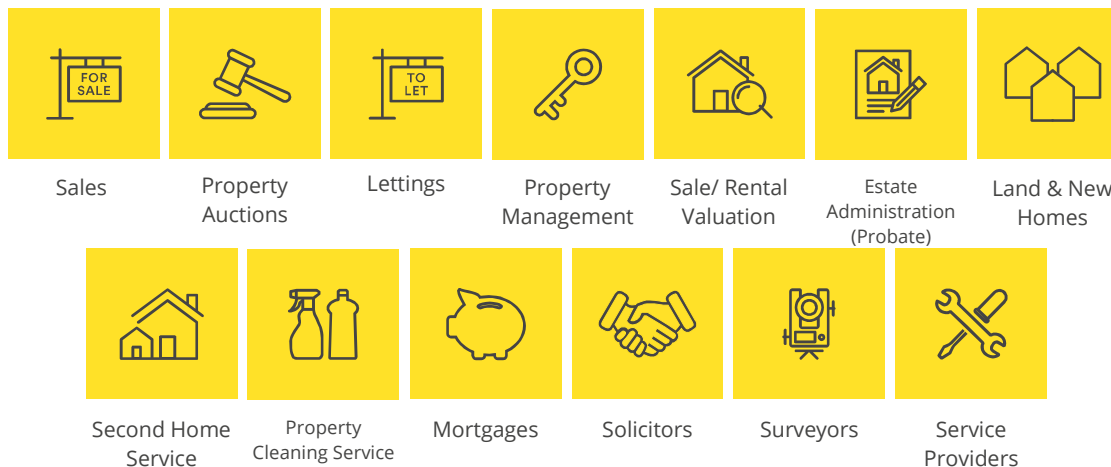
Score	Energy rating	Current	Potential	Score	Energy rating	Current	Potential
92+	A			92+	A		
81-91	B			81-91	B		
69-80	C	70 C	70 C	69-80	C		80 C
55-68	D			55-68	D	68 D	
39-54	E			39-54	E		
21-38	F			21-38	F		
1-20	G			1-20	G		

Grange Barn      Grange Barn Annexe





Whether selling, buying or letting, there can be plenty to organise. Our range of services and our experience of the local market means we can help or recommend like-minded reputable firms to assist you with your move.



Come in and meet us, visit us on line or call and speak to one of the team to learn more.

Stobart & Hurrell

Unit 3A, Station Business Park, Horning Road West, Hoveton, Norfolk NR12 8QJ

[www.stobarthurrell.co.uk](http://www.stobarthurrell.co.uk)

[enquiries@stobarthurrell.co.uk](mailto:enquiries@stobarthurrell.co.uk)

01603 782 782

