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

Grange Barn is a truly remarkable rural retreat, meticulously restored to the highest standards while preserving the authentic charm and heritage of its original structure. From its traditional thatched roof and flint façade to the beautiful oak flooring, exposed beams, and terracotta tiling, the property exudes warmth, character, and timeless craftsmanship. Lovingly reimaged by its current owners, the barn has been transformed into a superbly sociable and versatile family home. Offering generous living spaces ideal for multi-generational living, it also presents excellent opportunities for working from home, equestrian pursuits, or a holiday let business—making it as practical as it is picturesque.

Tucked away on the outskirts of the peaceful North Norfolk village of Ingham, Grange Barn occupies a secluded and unspoilt rural position, bordered by open farmland. The village itself offers a strong sense of community, centred around a vibrant village hall and the nearby Norwich Cricket Club. A short stroll brings you to the stunning 14th-century church and the award-winning Ingham Swan, a renowned fine-dining coaching inn. Further amenities are available in the nearby market town of Stalham and the popular village of Wroxham, both offering supermarkets, schools, healthcare facilities, and access to the Norfolk Broads with boat hire and leisure activities.

Set within a generous plot of approximately one and a half acres, the property is approached via a shingled driveway offering ample off-road parking and access to a double garage. A timber gate leads to the private rear garden, which is mostly laid to lawn and provides a wealth of possibilities—whether for paddock use, grazing, agricultural purposes, or even potential glamping (subject to the necessary planning permissions). Beautifully landscaped outdoor spaces include circular terraces, a wood-fired pizza oven with storage, and an enchanting internal courtyard with a pergola—ideal for entertaining or peaceful alfresco dining.





- FIVE BEDROOMS, FIVE RECEPTIONS
- SEPARATE TWO BEDROOM ANNEXE
- PLOT OF APPROXIMATELY ONE & A HALF ACRES

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

- ENCLOSED COURTYARD & WRAP AROUND GARDENS
- OVER FIVE THOUSAND SQUARE FEET OF LIVING SPACE
- UNDERFLOOR HEATING & GROUND SOURCE HEAT PUMP

Spanning over 5,000 square feet across three floors, Grange Barn offers a wealth of adaptable accommodation. The ground floor includes three generous reception rooms, including a stunning sitting room with a grand feature fireplace, a sociable kitchen/dining room complete with an Aga, an additional kitchen with adjoining utility room, a family bathroom, and two bedrooms. An eye-catching central staircase rises to a galleried lounge overlooking the sitting room below, another feature fireplace, and two further bedrooms—one with en-suite facilities—as well as ample storage and access to the loft room, currently used as a dressing room and study.

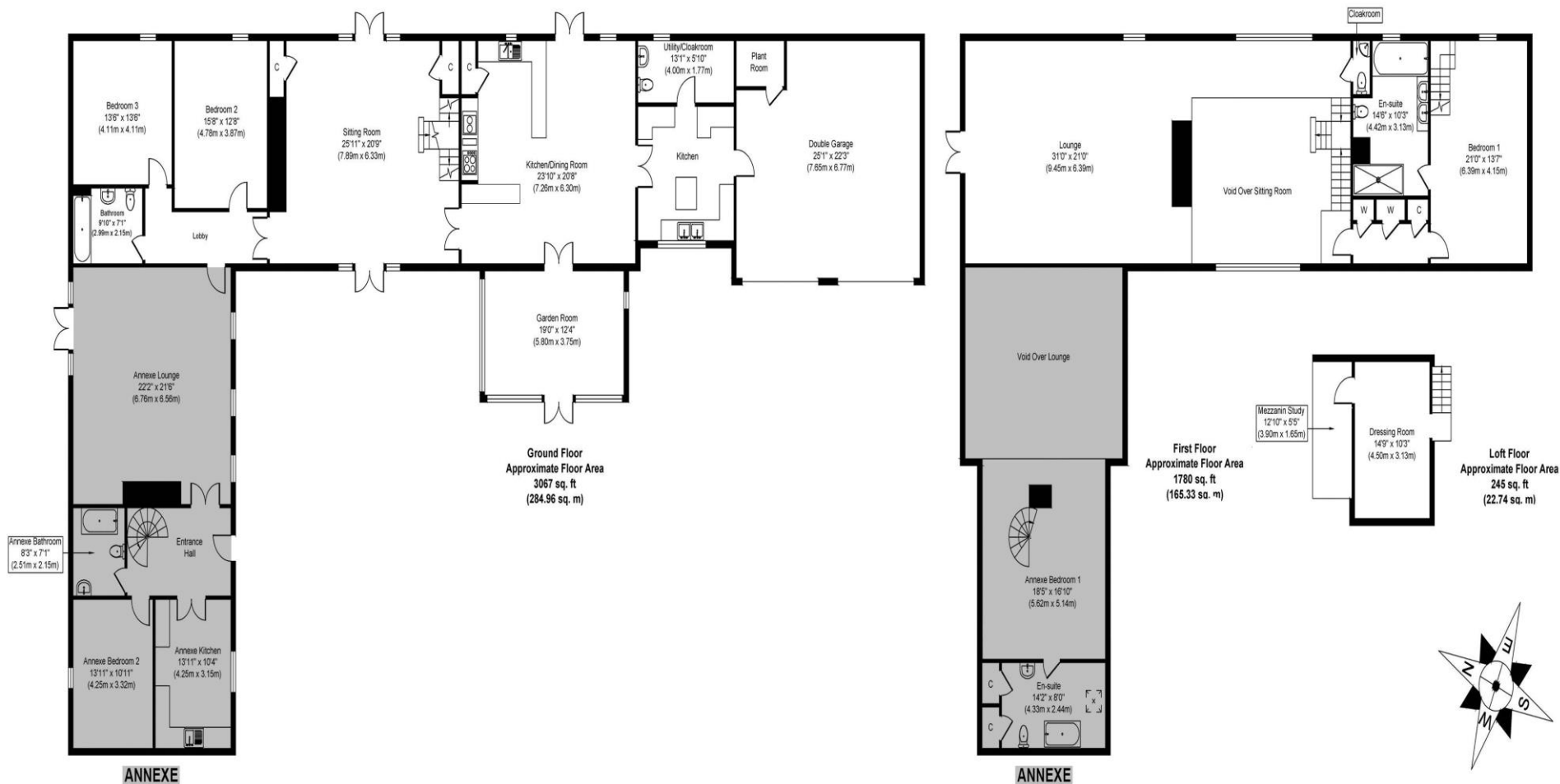
Adding to the home's versatility is a beautifully appointed, self-contained two-bedroom annexe. Echoing the architectural charm of the main residence, it provides an ideal solution for independent living, whether for older relatives, guests, or as a holiday let. If desired, the annexe could easily be re-integrated into the main home, offering even more space for family life.

Grange Barn is further enriched by its superb location—just two and a half miles from the breathtaking Hickling Broad and Marshes, a designated National Nature Reserve renowned for its rare wildlife and scenic beauty. Here, tranquil walkways, nature trails, and guided boat trips await. The stunning North Norfolk coastline, with its sandy beaches, salt marshes, and sailing towns, is a short drive away, while Norwich city centre—with its vibrant cultural scene, historic landmarks, football stadium, and rail links—is also within easy reach. With its rare combination of historic charm, luxurious space, income potential, and countryside tranquillity, Grange Barn represents a truly unique and special opportunity in the heart of Norfolk.





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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.

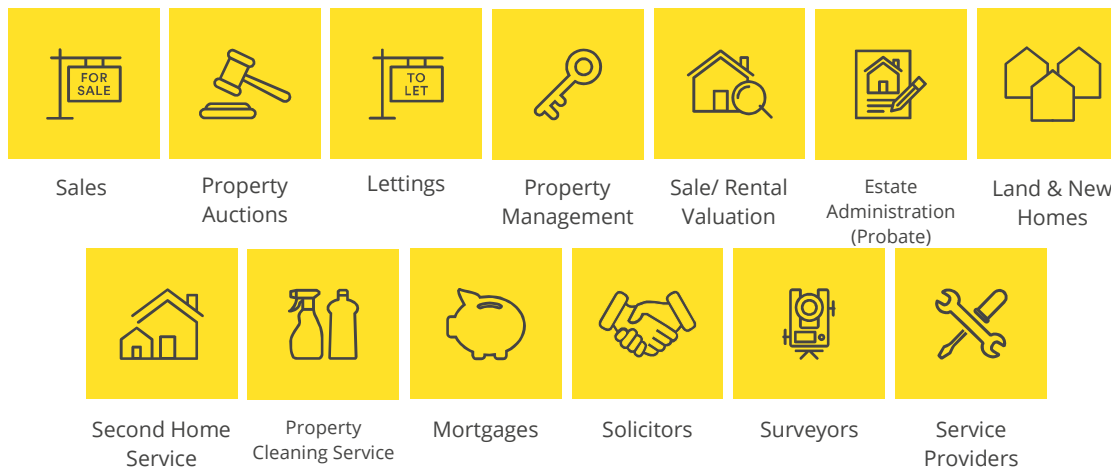


Score	Energy rating	Current	Potential	Score	Energy rating	Current	Potential
92+	A			92+	A		
81-91	B			81-91	B		
69-80	C	70 C	70 C	69-80	C		80 C
55-68	D			55-68	D	68 D	
39-54	E			39-54	E		
21-38	F			21-38	F		
1-20	G			1-20	G		
Grange Barn				Grange Barn Annexe			





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