



WE BRING PEOPLE AND PROPERTY TOGETHER

Blacksmiths Barn, Ingham Road, Stalham, Norfolk, NR12 9RU

Blacksmiths Barn is a beautifully presented barn conversion, with many original features, offered with no onward chain, and perfectly suited to a family or couple seeking versatile living with the flexibility to welcome friends and family.

Tucked away in the popular market town of Stalham, the property enjoys the ideal balance of convenience and countryside living. Local amenities are all within easy reach, including a supermarket with petrol station, doctor's surgery, schools, library, and a welcoming pub.

Set back from the road, the barn is approached via a private shared driveway leading to a shingle frontage that provides ample off-road parking and access to a garage and a lawned garden with a paved seating area. To the rear, a private courtyard garden with separate access offers a secluded spot for relaxing or entertaining.





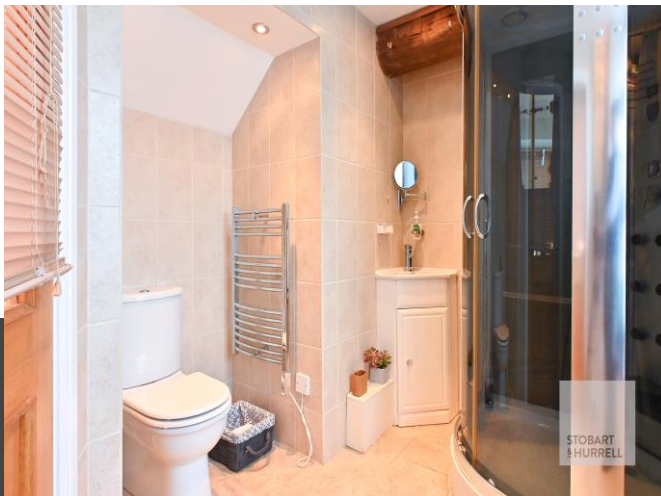
- NO ONWARD CHAIN
- MARKET TOWN LOCATION
- CLOSE TO LOCAL AMENITIES

- VERSATILE ACCOMMODATION
- BEAUTIFULLY PRESENTED THROUGHOUT
- THREE BEDROOMS, ALL WITH EN-SUITES

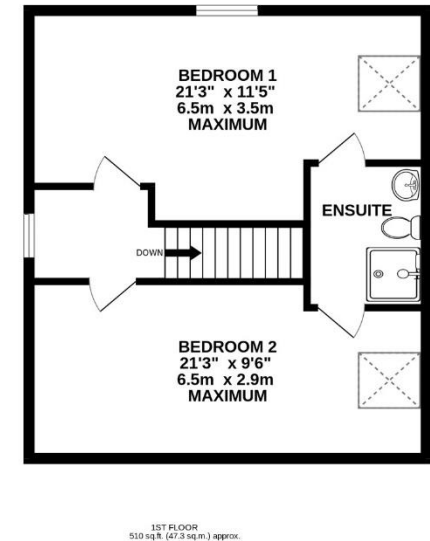
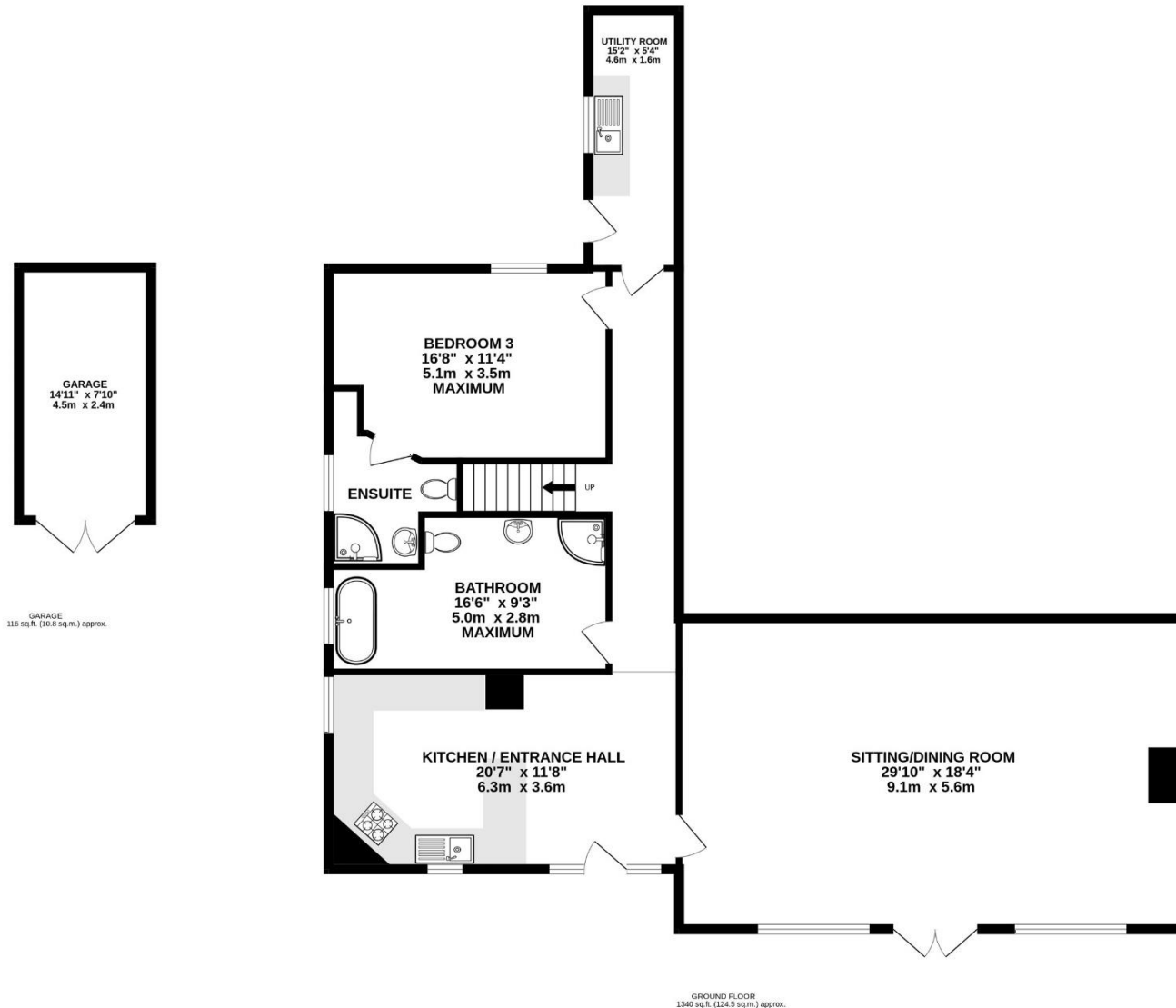
- OFF-ROAD ALLOCATED PARKING & GARAGE
- BARN CONVERSION WITH ORIGINAL FEATURES
- EASY ACCESS TO NORFOLK COASTLINE & BROADS

Inside, the main entrance opens into a bright and spacious kitchen/breakfast room, flowing seamlessly into a stunning lounge/dining room featuring a striking brick fireplace and floor-to-ceiling windows and doors that fill the space with natural light and provide views to the front. An inner hallway leads to a stylish family bathroom with a feature bath, a third bedroom with en-suite, and a practical utility room. Upstairs, two further generous double bedrooms benefit from shared en-suite facilities, providing comfort, privacy, and versatile accommodation for family members or guests.

Perfectly positioned for those who enjoy both coast and countryside, the property lies close to the stunning landscapes of the Norfolk Broads National Park, a haven for boating and wildlife enthusiasts, as well as the sandy beaches of Sea Palling, just a short drive away. For a broader choice of shopping, dining, and cultural attractions, the historic city of Norwich is also easily accessible.



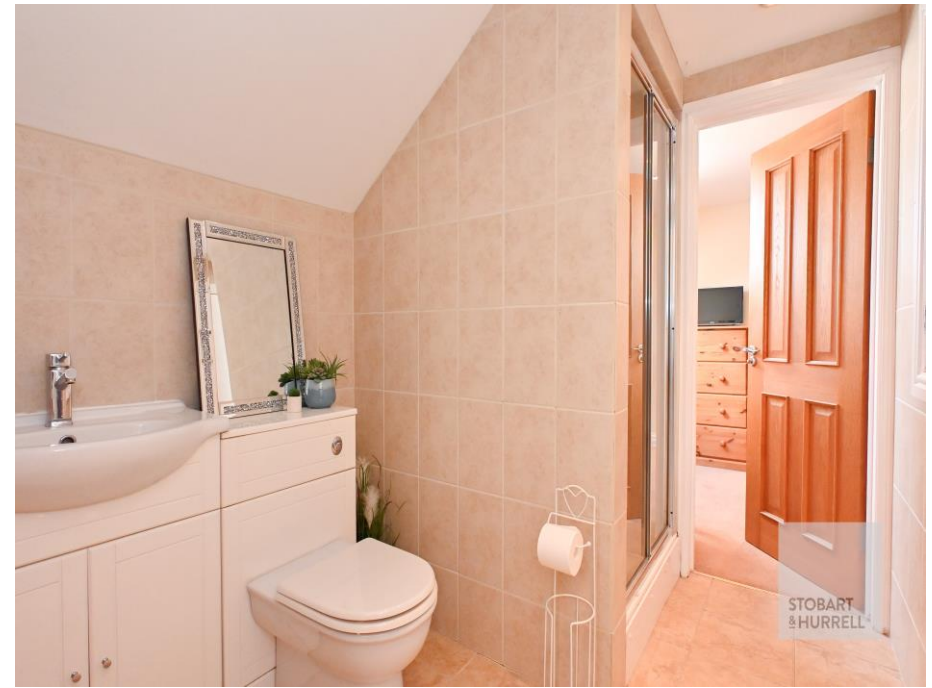




TOTAL FLOOR AREA : 1966 sq.ft. (182.6 sq.m.) approx.

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.

Made with Metropix ©2025



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		





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

enquiries@stobarthurrell.co.uk

01603 782 782

