



Wagtail Cottage The Loke, Ingham, NR12 0TF

Price Guide £315,000



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# Wagtail Cottage The Loke

Ingham, NR12 0TF

- Delightful Cottage
- Three bedrooms (One on Ground Floor)
- Oil Central Heating
- Enclosed Garden
- Lounge with Woodburning Stove
- Lovely Rural Location Close to the Coast & Broads
- Many Character features
- Vaulted Ceilings with Exposed Beams
- Driveway Parking
- Must be viewed to be Appreciated!

Aldreds are pleased to offer this delightful three bedroom semi detached cottage located in the much sought after village of Ingham, nicely positioned for those looking to explore the coast or Broadland. This characterful property is presented in excellent order throughout with many lovely features including exposed brick and flint work, fireplace with wood burning stove and vaulted ceilings with exposed beams. The deceptively spacious accommodation includes an entrance hall, ground floor bathroom, kitchen, lounge and three bedrooms. The property offers oil fired central heating, uPVC sealed unit double glazed windows, driveway parking and a nicely enclosed garden. Offered with no onward chain, early internal viewing is highly recommended to appreciate this traditional Norfolk cottage.



## Entrance Hall

Part glazed uPVC entrance door, power point, inset LED ceiling lighting, smoke detector, doors leading off;

## Bathroom 8'2" x 6'1" (2.5m x 1.86m)

Obscure glazed window to rear aspect, part tiled walls with white suite comprising of pedestal hand wash basin, low level w.c., panelled P-shaped bath with electric shower and shower screen over, ventilation, heated towel rail, shavers point.

## Ground Floor Bedroom Three 11'2" x 9'8" (3.42m x 2.97m)

Window to front aspect, a range of fitted wardrobes, radiator, power points.





### Kitchen 19'4" x 7'6" extending to 10'11" (5.91m x 2.31m extending to 3.34m)

An attractive room with a vaulted ceiling with roof light to rear aspect, windows to side and rear with an area of exposed brick and flintwork to one wall, a range of modern fitted kitchen units with rolled edge work surface and upstand, ceramic sink drainer with mixer tap, plumbing for washing machine and dishwasher, space for fridge freezer, integrated electric oven, ceramic hob with extraction over, smoke and heater detectors, stairs leading to first floor landing, part glazed door giving access to;

### Lounge 19'4" at max x 120" reducing to 9'4" (5.91m at max x 3.66m reducing to 2.85m)

A delightful, spacious room with a front facing window and part glazed stable style door looking onto garden, window to front, under stair cupboard, two radiators, power points, television point, telephone point. A particular feature of the room is the exposed brick fireplace with a wood burning stove on a tiled hearth with cupboards to side, Carbon Monoxide detector.

### First Floor Landing

Smoke detector, exposed beams, doors leading off;

### Directions

Leave Stalham on the Ingham Road, follow this road, upon reaching the Ingham Swan public House bear left into Long Lane, continue for approximately a mile towards Ingham Corner, turning left into The Loke where the property can be found immediately on the left hand side.



### Bedroom 1 12'10" x 9'0" reducing to 8'5" (3.93m x 2.76m reducing to 2.59m)

Window to front aspect, vaulted ceiling with roof light to front, exposed ceiling beams, radiator, power points.

### Bedroom 2 9'4" x 8'5" increasing to 9'11" into alcove (2.87m x 2.59m increasing to 3.04m into alcove)

Window to front aspect, vaulted ceiling with exposed beams and roof light, former fireplace (now boarded), alcove storage, radiator, power points, smoke detector.

### Outside

The property is approached to the rear via The Loke leading to a brick weave driveway to the side of the property with a gate giving access to a delightful enclosed garden, laid to lawn with shingle and paved pathway, decked seating area, timber garden shed and a selection of well stocked shrubbery and planting in raised beds to borders, lean to open fronted store. External oil fired boiler for hot water and central heating and a uPVC oil storage tank.

### Services

Mains water, electric and drainage.

### Council Tax

North Norfolk District Council - Currently Business rated for holiday letting. Formerly band 'B'

### Location

Ingham is an attractive village which lies nicely just in from the coast and on the Northern fringes of the Norfolk Broads network. The area is well loved for its many attractions which include the Norfolk Wildlife Trust Nature Reserve at Hickling, The East Ruston Vicarage Gardens, The Norfolk Coastal Path and Weavers Way for walkers and seasonal seal watching along the nearby coastline. The village offers a very popular Restaurant - The Ingham Swan, Church, and Bus Service and is approximately 3 miles from the Broadland Town of Stalham, where facilities include a variety of Shops, Health Centre, First, Middle and High Schools, supermarket and post office.

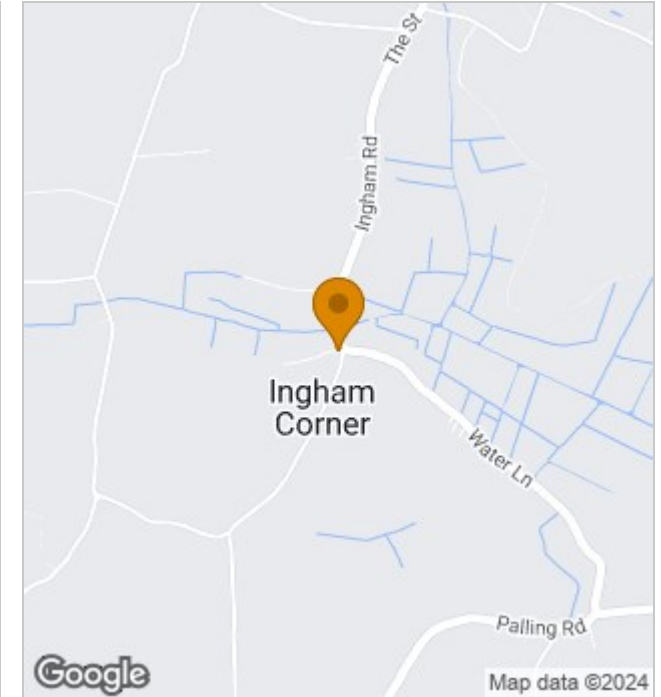
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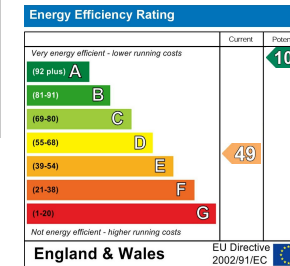
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

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