



Oaklee

Water Lane, Ingham, Norfolk, NR12 0XA

BROWN & CO







## Oaklee, Water Lane, Ingham, Norfolk, NR12 0XA

A substantial four/five-bedroom chalet bungalow requiring improvement with separate annexe and stabling in a superb setting of 1.12 acres (stms) in the popular village of Ingham.

£575,000



### DESCRIPTION

Oaklee comprises a detached chalet bungalow with a separate detached annexe and stable block in the sought-after village of Ingham. The whole occupies a good plot of 1.12 acres (stms) but would now benefit from general improvements and redecoration throughout. The whole is offered to the market with no onward chain.

The property is approached at the front into a spacious hall serving the kitchen, 21' sitting room, family bathroom and three bedrooms with the principal bedroom enjoying an en-suite shower room. Off the sitting room lies a garden room with access to the gardens and there is also a utility/laundry room.

On the first floor the staircase leads up to a small landing area with study/bedroom five, an upper sitting room and a further double bedroom.

Oaklee is approached at the front into a large shingled hard standing with parking available for a number of vehicles which lead up to the garage and annexe. The annexe is a superb component of the whole and any buyer has the potential to derive an income or alternatively look at a multi-generational living opportunity. The annexe is accessed at the front into a kitchen dining living room with a shower room and bedroom. Adjoining the annexe is the garage with power and light and leads through to a workshop measuring 29'8.

The gardens are segregated into two main areas; the gardens associated with the property have been well maintained and are lawned with various herbaceous shrubs and are

importantly enclosed with wire fencing and a five-bar gate providing access into the paddock.

The paddock is delightful and benefits from a number of fine trees within the boundary but are apparent on the curtilage and provide a good screen from neighbouring fields. For those interested in animals, particularly horses, there is a superb stable block with a paved run-out.

The whole amounts to 1.12 acres (stms).

Services - Mains water, mains electricity, mains drainage, oil fired central heating.

Council tax band - C

### LOCATION

The village of Ingham is just a short distance from the stunning Norfolk coastline, with its unspoiled beaches and coastal paths. This proximity to the coast adds to Ingham's allure, offering residents and visitors easy access to beautiful seaside locations like Sea Palling and Horsey. The village itself boasts a friendly community atmosphere, with local amenities including the highly regarded restaurant known as the Swan Inn, St. Bartholomew's Church, and various walking trails that highlight the natural beauty of the area.

Within a short distance is the market town of Stalham. The town itself offers a blend of traditional charm and modern amenities, with a variety of shops, cafes, and pubs lining its streets. Stalham Staithe, the town's historic quay, is a focal point, where visitors can hire boats to explore the Broads or simply enjoy the tranquil waterside setting.

### DIRECTIONS

Leave Norwich via the A1151 Wroxham Road and proceed through Wroxham and Hoveton remaining on the A1151 towards Stalham. Continue past Smallburgh and on towards Stalham, Ignore the first left and turning to Stalham signed High Street and take the next left hand turn into Old Market Road passing Tesco Supermarket. At the mini roundabout continue over into Ingham Road, continue along this road until you get to the T junction at the Ingham Swan and Church, and follow the road round to the left, and take the left turn into Ingham Road, follow Ingham Road and merge onto Long Lane to your right and follow till the end of the road. Turn right onto Water Lane and Oaklee will be on your left-hand side.

### AGENT'S NOTES:

- (1) The property is believed to be on three separate titles.
- (2) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (3) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

**VIEWING** Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



## Water Lane, Ingham, Norwich, NR12

Approximate Area = 1916 sq ft / 178 sq m

Annexe = 389 sq ft / 36.1 sq m

Garage = 506 sq ft / 47 sq m

Outbuilding = 222 sq ft / 20.6 sq m

Total = 3033 sq ft / 281.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2025. Produced for Brown & Co. REF: 1288427

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