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# Autumn Leaves, Long Lane, Ingham, Norfolk, NR12 0TJ

Autumn Leaves is a substantial five-bedroom detached family home offering spacious and versatile accommodation, perfectly suited to modern family living. Situated in the sought-after village of Ingham, the property is just moments from the breathtaking Norfolk coastline, renowned for its unspoiled beaches and scenic coastal paths.

This enviable location allows easy access to nearby seaside gems such as Sea Palling and Horsey, while Ingham itself offers a welcoming village atmosphere. Local highlights include the highly regarded Swan Inn restaurant, the historic St. Bartholomew's Church, and a network of picturesque walking trails that showcase the area's natural beauty.

Set back from the road, Autumn Leaves is approached via a driveway offering ample off-road parking and access to a double garage. To the rear, a private enclosed garden presents a well-kept lawn, a paved terrace ideal for outdoor dining, and open views across the fields beyond, with excellent scope for further landscaping or development.









- DETACHED
- SUBSTANTIAL FAMILY HOME
- POTENTIAL FOR IMPROVEMENT

- OVER 3,500 SQ FT OF LIVING SPACE
- FIVE BEDROOMS, MAIN WITH EN-SUITE
- OFF-ROAD PARKING & DOUBLE GARAGE

- GOOD DECORATIVE ORDER THROUGHOUT
- ENCLOSED REAR GARDEN WITH FIELD VIEWS
- LOCAL TO THE NORFOLK COASTLINE & AMENITIES

The property extends to over 3,500 sq. ft. of versatile accommodation, arranged over two floors. The main entrance opens into a generous hallway, giving access to a cloakroom, a fifth bedroom or study, a formal dining room, and a spacious family lounge with a feature fireplace and double doors opening onto the rear terrace. At the heart of the home, an open-plan kitchen and breakfast room with a separate utility offers a practical yet sociable space, with further access to the garden. Upstairs, four double bedrooms include a principal suite with en-suite facilities and a balcony overlooking the rear garden, while three benefit from built-in storage. A large family bathroom completes the first-floor accommodation.

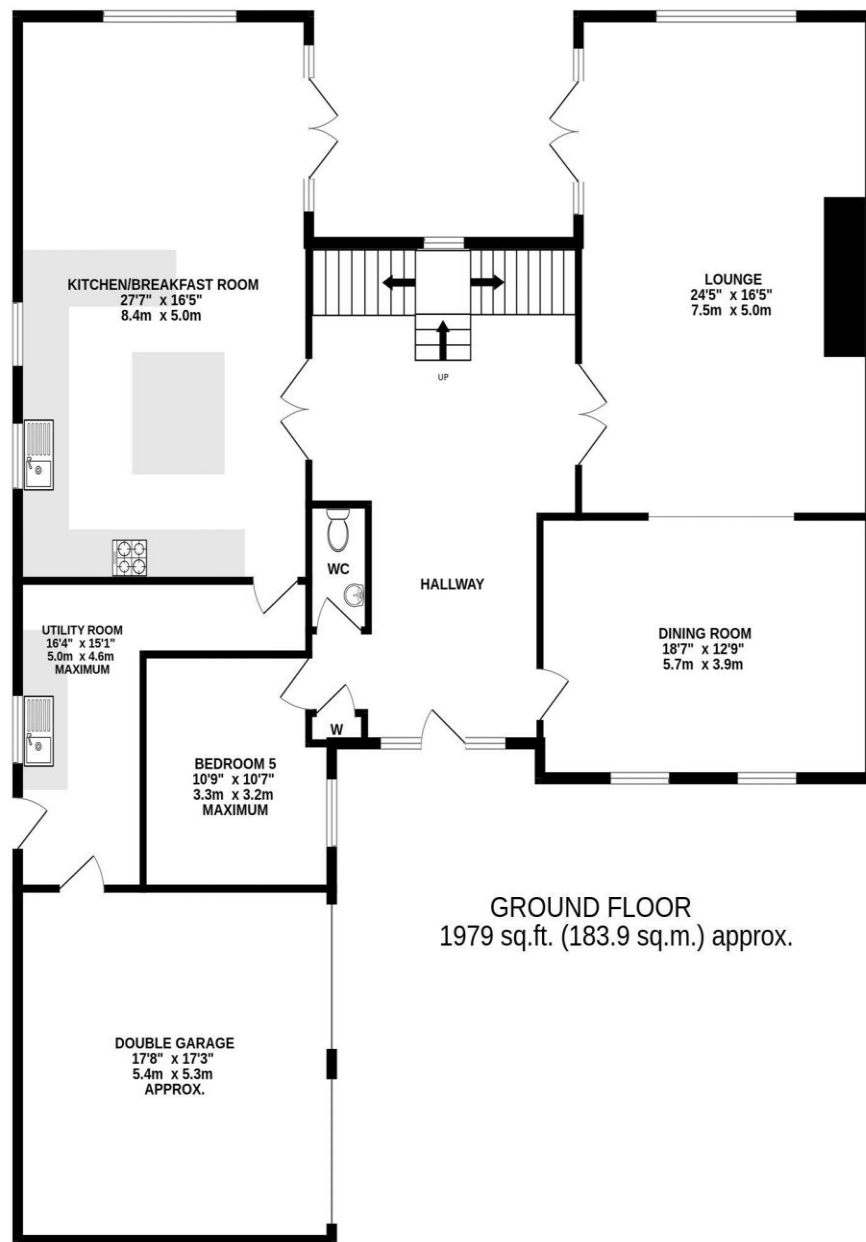
The location adds further appeal, with Stalham just a short distance away. This charming market town combines traditional character with modern amenities, offering a range of shops, cafés, and pubs. Stalham Staithe, the town's historic quay, provides the perfect gateway to the Norfolk Broads, where visitors can hire boats or simply enjoy the peaceful riverside setting.



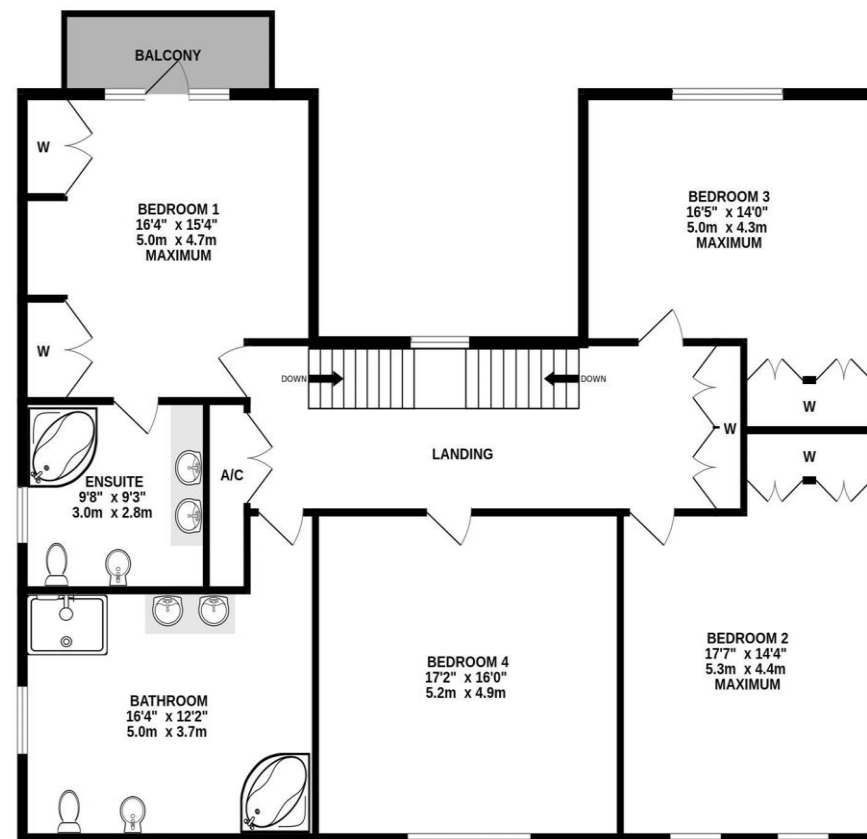




STOBART  
& HURRELL



**GROUND FLOOR**  
1979 sq.ft. (183.9 sq.m.) approx.



**1ST FLOOR**  
1563 sq.ft. (145.2 sq.m.) approx.

**TOTAL FLOOR AREA : 3543 sq.ft. (329.1 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.

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





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Stobart & Hurrell

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