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Thatched Cottage, Calthorpe Street, Ingham, Norfolk, NR12 9TF

Situated along a country lane in a rural setting within the North Norfolk village of Ingham, Thatched Cottage enjoys a peaceful yet well-connected location. The village benefits from a strong sense of community centred around the Village Hall, the magnificent 14th-century church, and the highly regarded fine-dining coaching inn, The Ingham Swan. A wider range of amenities can be found in the nearby market town of Stalham and the village of Wroxham, both offering supermarkets, schools, doctor's surgeries, access to the Norfolk Broads and boat hire facilities.

Set back from the lane, the property is approached via a shingled driveway providing off-road parking and access to a garage. To the front and side, a south east facing sun terrace, ideal for alfresco dining and entertaining, extends into a neatly maintained lawn garden bordered by mature planting and enjoying distant views across open fields.





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- FOUR BEDROOMS
- TWO BATHROOMS
- SEPARATE GARDEN ROOM
- EASY ACCESS TO AMENITIES
- OFF-ROAD PARKING & GARAGE
- OPEN PLAN LOUNGE, DINING & KITCHEN
- BEAUTIFUL PRESENTATION THROUGHOUT
- PARTIALLY THATCHED DETACHED COTTAGE
- LESS THAN FOUR MILES TO COAST & EIGHTEEN MILES TO NORWICH

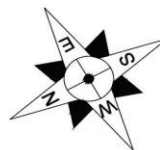
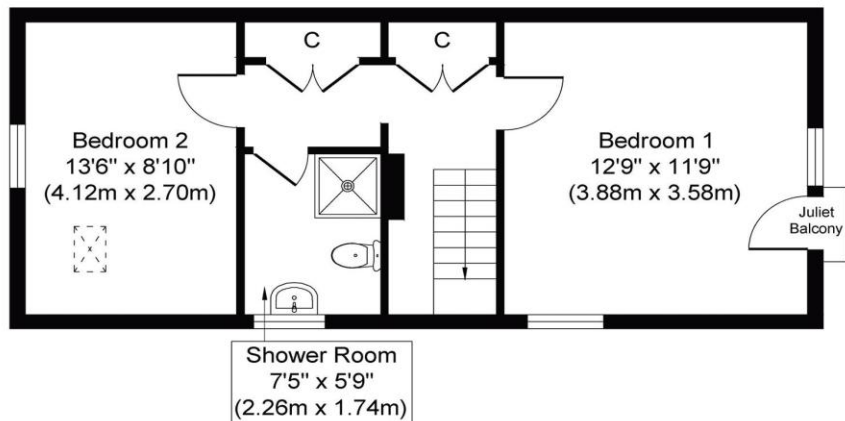
Internally, the cottage is beautifully presented throughout. The main entrance opens into a generous reception hall, from which there is access to two ground-floor bedrooms and a shower room, along with a stunning open-plan lounge, dining and kitchen area featuring a wood-burning stove. A separate utility room and an adjoining garden room further enhance the living space, both enjoying views across and direct access to the gardens. To the first floor are two additional bedrooms and a family shower room.

The location is further complemented by its proximity to Hickling Broad and Marshes, approximately three and a half miles away. Designated a National Nature Reserve, it offers an exceptional environment for wildlife, with an extensive network of walkways and trails, as well as the opportunity for guided wildlife boat trips. The North Norfolk Coast, renowned for its sandy beaches, salt marshes and creeks, is also within easy driving distance, as is Norwich city centre, providing a mainline railway station, football stadium and a wealth of historic and cultural attractions.

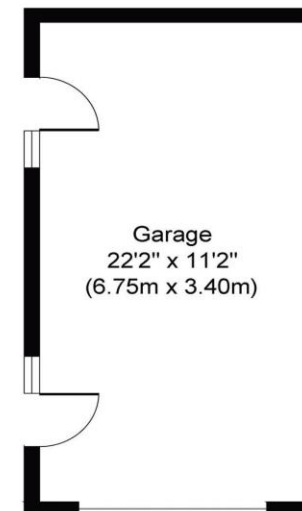




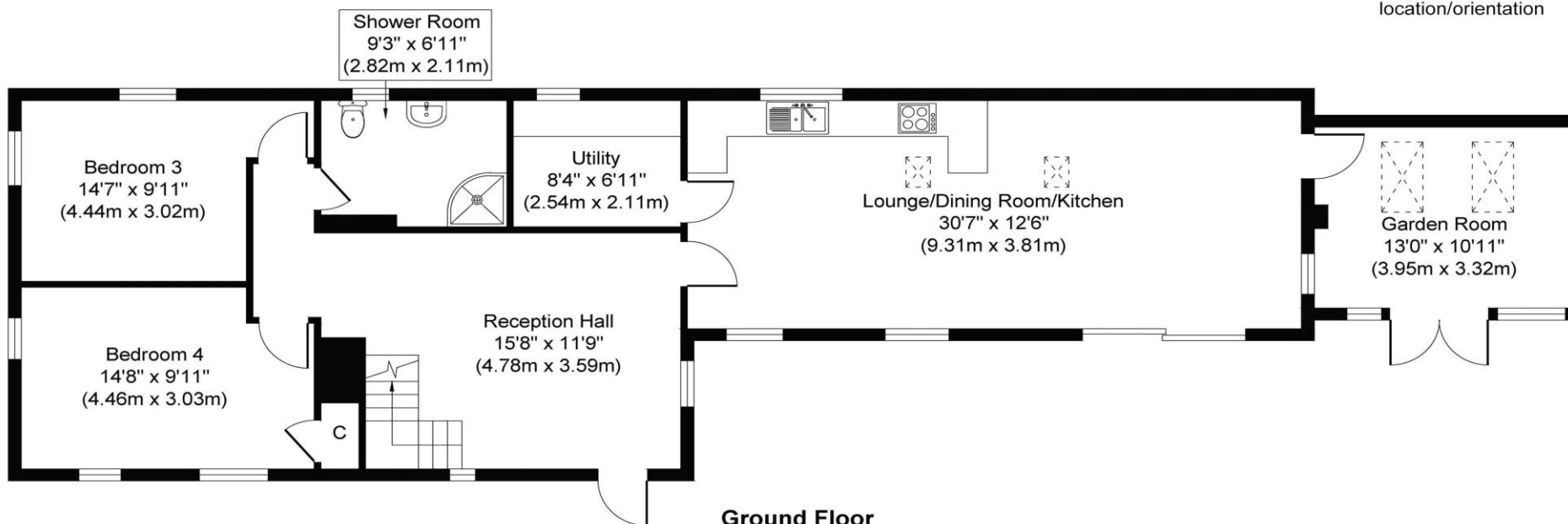
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First Floor
Approximate Floor Area
443 sq. ft
(41.20 sq. m)



Not shown in actual
location/orientation



Ground Floor
Approximate Floor Area
1183 sq. ft
(109.88 sq. m)

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.

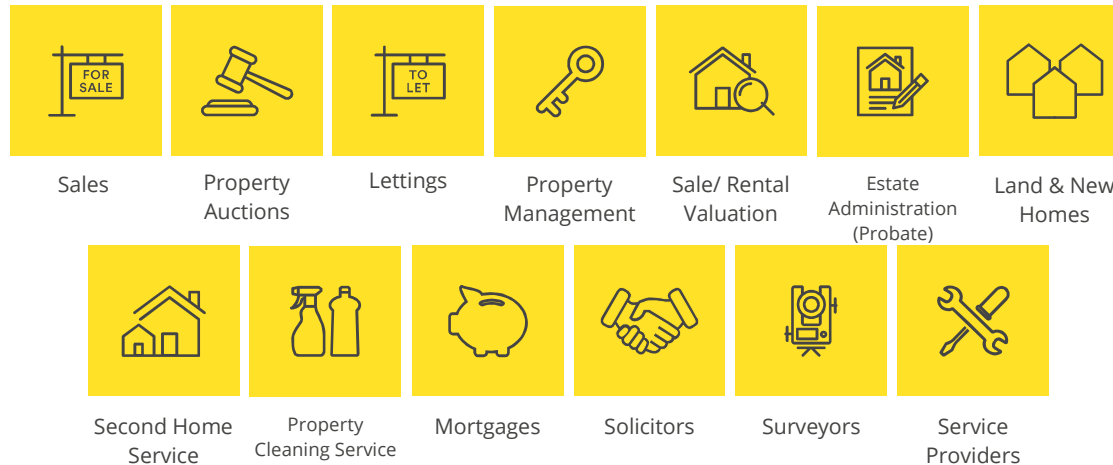


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		42 E
21-38	F	35 F	
1-20	G		





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Stobart & Hurrell

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