



## Cobblestone Cottage Calthorpe Street, Ingham - NR12 9TF

£600,000 Freehold

GUIDE PRICE £600,000 - £650,000 Situated in the picturesque village of Ingham, lies a charming flint fronted residence. Sitting on a 1/3 acre (STMS) of landscaped grounds, with breath-taking countryside views, offering endless possibilities for those seeking a beautiful family home with huge potential. With its perfect blend of modern comforts and timeless elegance, this property presents a rare opportunity to experience the beauty of rural Norfolk living.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



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## LOCATION

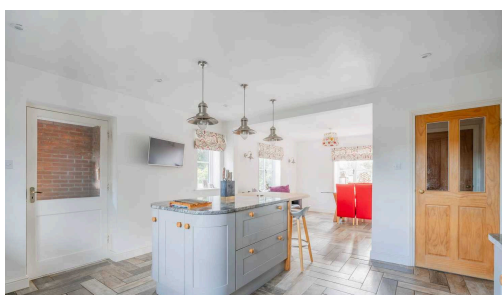
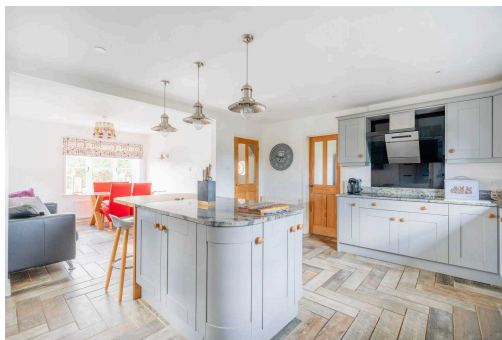
Ingham, located in the NR12 postcode area of Norfolk, England, is a small, picturesque village nestled in the heart of the Broads National Park. Positioned near the north-eastern coastline, it is just a few miles from the popular seaside town of Sea Palling and the market town of Stalham. The village is surrounded by scenic countryside, with its rural charm reflected in the traditional thatched cottages and historic St. Bartholomew's Church. Its proximity to both the coast and the Norfolk Broads makes Ingham an ideal spot for those seeking tranquil surroundings and outdoor activities like boating, birdwatching, and walking.



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## CALTHORPE STREET

Upon arrival to this exquisite residence there is an extensive driveway providing off-road parking for all residents and guests, whilst the double garage provides additional secure parking or storage options.

Upon entering this remarkable residence, you are greeted by a bright and spacious entrance hall, that welcomes you to the accommodation that extends to a generous 2,038 sq.ft. The layout seamlessly combines modern design with a touch of traditional elegance, making it the perfect family home to accommodate a busy lifestyle.

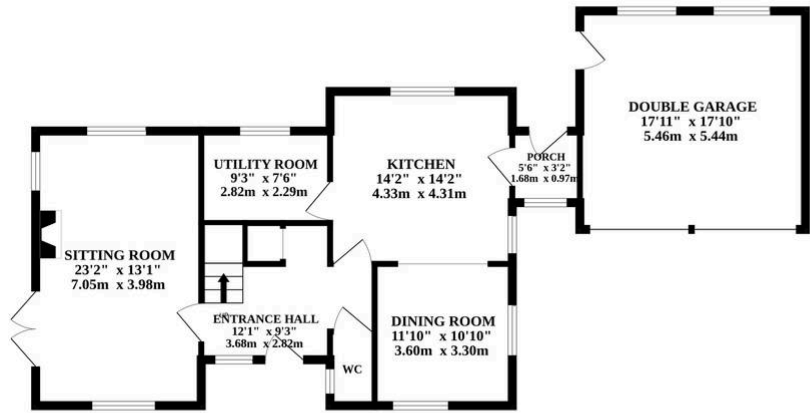
The comfortable sitting room instantly captures your attention, with its warm and inviting ambiance. Its triple aspect design is set for all seasons, with double doors opening onto the decked terrace, as well as a fireplace with inset wood burner for those cosy winter months.

At the heart of the home lies an open-plan kitchen/dining room, ensuring effortless interaction when hosting occasions and everyday living. It has been refitted with high quality units and integrated appliances to enhance your cooking experience. Complemented by a utility room for your additional storage space and a convenient WC.

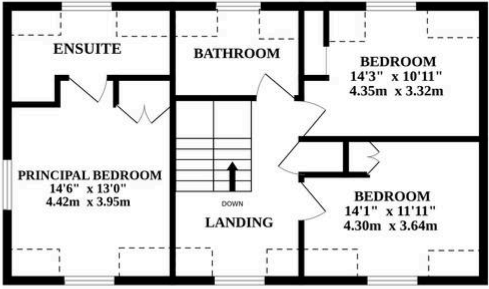
Ascending the staircase, you will encounter three double bedrooms, each thoughtfully designed to offer relaxation and privacy.



GROUND FLOOR



1ST FLOOR



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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