



Grange Barn
Grove Road | Ingham | Norfolk | NR12 9SU

MAKING MEMORIES



“Built from the rubble and restored with love, this impressive barn has so much to admire, from the Norfolk thatch to the beautiful flint frontage, with character aplenty – your heart’s desire. Spacious and sociable for friends and family, there’s room to have fun here both inside and out, while the coast is nearby and you can walk to the village – the appeal of the location is never in doubt.”



KEY FEATURES

- An impressive Part Thatched, Semi-Detached Barn with Annexe situated in an unspoilt Rural Position bordering Open Farmland
- Main Barn: Two Receptions, Large Open Plan Kitchen/Breakfast Room, Three Bedrooms, Two Bathrooms (One of which is an En-Suite to the Principal Bedroom), Two Cloakrooms, Separate Utility
- Underfloor Heating System throughout the Main Barn
- Annexe One Large Reception, Two Bedrooms, Two Bathrooms, Kitchen/Breakfast Room
- Gravel Driveway leading to the Double Garage;
- Enclosed Courtyard with Wrap Around Garden
- The Grounds extend to 1.5 acres (stms) with Paddock Potential
- The Total Accommodation extends to 5,825sq.ft
- Energy Rating: C

The owners have built this impressive barn up from a pile of rubble into the highly desirable home you can see today. A sociable and friendly couple, they wanted a home where they could host friends and family and enjoy quality time together over the years. With a generous garden, excellent work-from-home facilities with fiber running to both the house and annexe and easy access to countryside and coast, it's no wonder they've treasured their time here.

Quality And Character

This comfortable home brims with charm and offers generous rooms with vaulted ceilings that lend themselves to larger gatherings, as well as more intimate spaces where you can go for peace and quiet. Both owners frequently work from home, so having the ability to get away from it all has been important. On the top floor, you can walk through the dressing area into an upper library from where you look down and take in the scale of the barn, or simply take advantage of the peace and headspace. Back on the ground floor, the Aga kitchen is wonderful, with the Aga forming the heart of the home. It's a six-oven range with oil, electric, gas and hotplates available. The owners have effortlessly hosted Christmas here on a number of occasions, cooking for over 20 with relative ease. "The Aga is also a welcome sight after a cold winter walk. Sometimes when we have a party, we find ourselves settling down in front of it in later hours – it's so lovely and cosy!" You can also configure the accommodation to hold a large Hogwarts-style banquet table and welcome a crowd for a grand and glorious feast! The owners have chosen finishings that reflect the rural nature of the surroundings, with









KEY FEATURES

extensive use of flint, oak flooring and terracotta tiles as an example. The main barn's heating and hot water is supplied by a ground source heat pump, which the owners have found to be both efficient and well set for the future.

Fun In The Sun

The field is so large it faces in all directions, but from the west vista you can enjoy the magnificent sunsets, which are truly stunning. On a clear day, you can see as far as Bacton Woods on the horizon, with the water tower at Walcott, the church at Happisburgh and the dunes of Sea Palling all visible at times. "It's lovely getting a feel of the Norfolk coastline in our own back garden." After dark, the lack of streetlights means you have beautiful dark skies and excellent stargazing opportunities – the owners love to see the Milky Way in all its glory! There's plenty of space here for a keen gardener to keep themselves busy or for children to play out or for a paddock if you desired. The owners use the land for relaxing and for entertaining and have hosted weddings here, as well as mini festivals with over 100 people camping and live bands providing entertainment under the summer sun. The courtyard is wonderfully sheltered and a real suntrap, the colourful planting attracting bees and butterflies.

Beach And Broads

The immediate surroundings here feel rural and tranquil, but you don't feel isolated as there are a few other houses dotted about. You can head straight out from the garden onto a path that takes you directly into Stalham, a small market town with shops, schools, takeaways and pubs, as well as a marina. A path leading in the other direction takes you to the village church and to the award-winning Ingham Swan, well known as an excellent place for fine dining. You're a short drive from the coast and from Wroxham, known as the capital of the Broads. Whether it's sailing, birdwatching, splashing in the shallows, walking through the dunes or seeing the seal pups at the nearby colony, it's all so close by here.







THE ACCOMMODATION

You approach the barn via the gravel driveway which leads you into the internal courtyard with a paved terrace and pergola. You enter the property through the front entrance doors into the...

Main Reception Hall

Here you note the terracotta tiled flooring underfoot as well as the exposed brick and flint walls, before moving through into the...

Kitchen Breakfast Room

Upon entering you are immediately drawn to the exposed flint work beams and timbers, with terracotta tiled flooring and French doors provide access to the rear terrace. Within the kitchen and taking centre stage is the Aga with its unique 6 oven range comprising of four oil fired ovens, two electric ovens (one fan assisted), a gas hob, electric induction hob and the classic Aga hotplates. Cabinets can be found to three aspects contrasting well with the work surface. Integrated within is a one and a half bowl sink unit with mixer tap over as well as a further circular sink. You note the small pantry along with the exposed flint work and exposed beams and timbers. Within this room there is ample space for a large table and chairs. Double doors take you through to the...

Utility Room

With a continuation of the tiled flooring underfoot there is a central island together with cabinets to three aspects contrasting well with the work surface over. Integrated within is the double bowl Belfast sink with mixer tap over. A window provides natural light overlooking the driveway. A door from here provides access into the ground floor cloakroom/bootroom.

Returning to the utility room you have an internal door that provides access into the double garage, with double doors which open out onto the driveway as well as a staircase that provides access to storage above. You note a cupboard that houses the ground source heat pump. Returning back to the kitchen, you move through the hallway into the...

Sitting Room

You note the oak flooring underfoot along with the inglenook fireplace with bressummer beam above. Within the room there are three storage cupboards, two separate under the stairs and one next to the fireplace along with double doors that provide access to the front and rear elevations whilst also providing plenty of natural light. You also note the stairs that rise to the first floor landing. From the sitting room you take a step down into the inner hallway, where there is internal access into the annexe which could be incorporated into the main home if desired but more of that later...

Bedroom

You note the wood flooring underfoot along with a window to the side aspect, exposed beams and brickwork.

Main Bathroom

Tiled flooring underfoot along with a three piece suite comprising of a bath with shower over, a vanity hand wash basin and a low level WC. Again there is plenty of character with exposed timbers and brick.

Bedroom

A window to the rear aspect, exposed beam and brickwork noting the wood flooring underfoot.

Returning to the sitting room you move up the split staircase to the first floor galleried landing, you take a staircase to your right and move up onto the inner landing which houses three built in cupboards before moving into the...

Principal Bedroom Suite

You immediately note the vaulted ceiling, exposed flint work, timbers and window to the side aspect. A door takes you into the en-suite bathroom. Fitted with a double bath and a low level WC, a walk-in shower cubicle and twin circular bowl sinks with feature waterfall taps. Within the bedroom there are stairs which lead up to into what would be a very useful study/library or alternatively as the current owners use it as, a walk-in dressing room. You once again note the vaulted ceiling.

Moving back through to the split landing, there is a separate cloakroom with a low level WC and a corner vanity handwash basin.

Moving across the galleried landing, you stop to take in the far reaching view of the surrounding countryside views over the farmland and beyond whilst you note the inset lights in the flooring before moving into the...

Second Sitting Room

You note the height of the vaulted ceiling, with its exposed beams and brickwork along with a large brick fireplace with wood burner set within on a pamment hearth. Within the room you note the window to the side elevation. There are also double doors, which the current owners are in the process of applying for planning permission for a balcony.

As mentioned previously there is access from the main barn, but also a further external access which is from the internal courtyard into the...

The Annexe

You move through into the front entrance hall, noting the tiled flooring underfoot and a spiral staircase which rises to the first floor. Within this area you note the exposed beams. You move through into the kitchen/breakfast room where there is a window to the front elevation. Cabinets can be found to two aspects contrasting well with the worksurface over. A butler sink with mixer tap over. There is space for a dishwasher and range cooker. On this floor there is a double bedroom with exposed flint and timbers. The bathroom is fitted with a three-piece suite comprising of a panel bath with mixer tap and shower attachment over, a pedestal wash basin and a low level WC. Returning to the entrance hall double doors provide access into the sitting room, which could make a further reception room for the main barn. It has an inglenook fireplace with a wood burner set within and an exposed beam. Double doors provide access to the side elevation. Moving up the spiral staircase to the mezzanine floor which is currently used as a bedroom. This overlooks the main sitting room with exposed floorboards and a velux window that provides natural light. You move through to the en-suite bathroom which has a panel bath with mixer tap over, a further velux window, a low level WC and a pedestal wash basin.

The Outside

As mentioned earlier the internal courtyard is a nice area to be able to sit out in with a feature pergola. Outside there is a shingle driveway which provides plenty of off-road parking leading to the double garaging. The rear garden wraps around with a pedestrian gate to the rear with two feature circular terraces, ideal for al-fresco dining with part walling and exposed flint. Within the grounds you also discover a pizza oven and wood store. The garden is planted with various trees and the ground has posts to show the extent of the plot included with the property.

Agents Note

The ground to the north of the barn is held under a separate title number NK373246 and part of which will be included within the sale and is defined by posts. The area included is part residential/amenity and part agricultural. Prospective purchasers will have shared access via the north west gate. Further details available upon request.

The main driveway is owned by another property over which you have rights of access and there is a shared maintenance agreement which applies on an equal basis.







THE ANNEXE



THE ANNEXE













INFORMATION



On The Doorstep

The village of Ingham has a fine 14th century church and a well-regarded public house/restaurant, The Ingham Swan, which is featured in the Michelin Guide. Ingham is situated in an unspoilt rural position bordering open farmland between the town of Stalham, 1.3 miles, which has an excellent range of shops and amenities including secondary schools and the northeast Norfolk coast at Sea Palling which is 3 miles away.

How Far Is It To?

Sea Palling and the neighbouring coastal village of Waxham have fine sandy beaches as does Horsey, which is 6.9 miles away and is renowned for Horsey Mere and wind pump, now in the care of The National Trust. Being in the centre of the Norfolk Broads area, the property is well located for excellent walking and cycling the quiet country lanes in this pretty part of northeast Norfolk countryside. There is a Staithe nearby at Stalham providing access to the entire Broads Network and Hickling, the largest of the Norfolk Broads, with a large nature reserve, approximately 3 miles. Norwich, the Cathedral city and regional centre of East Anglia, lies about 16 miles to the southwest.

Directions

Leave Norwich on the A1151 Wroxham Road, passing through Wroxham and Hoveton. This road becomes the A149 after Smallburgh. Continue on this road to Stalham. Take the second turning into the town centre, off the A149 by the side of the Tesco supermarket. At the mini roundabouts, continue straight ahead to Ingham. Immediately upon entering the village, take the first turning on the left into a small lane (Grove Road) and after a short distance, the gravelled driveway and the property will be found to the far right and approached via brick pillars.

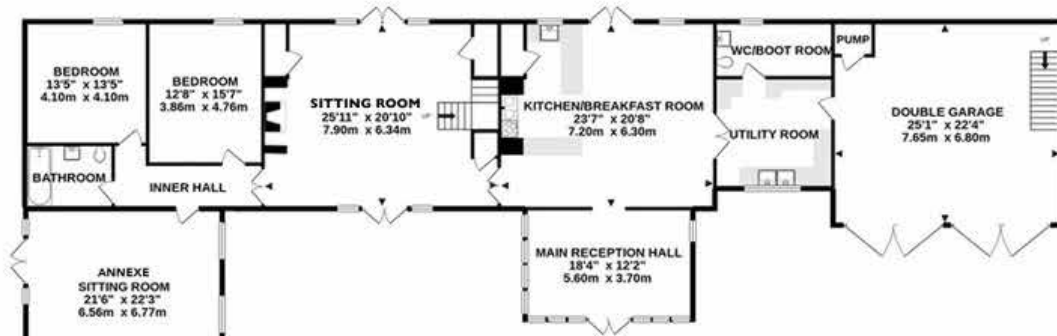
Services and District Council

Main Barn Ground Source Heat Pump, Mains Water, Private Drainage via Septic Tank - Annexe Oil Fired Central Heating
Fiber of 100mb minimum to both house and Annexe
North Norfolk District Council

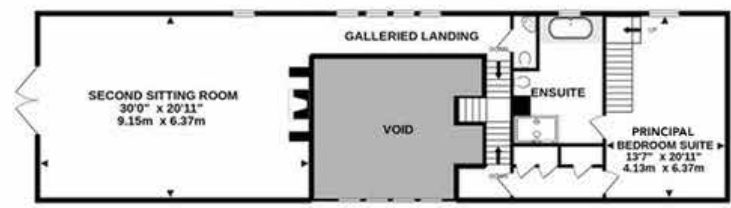
Tenure Freehold



2ND FLOOR
242 sq.ft. (22.4 sq.m.) approx.



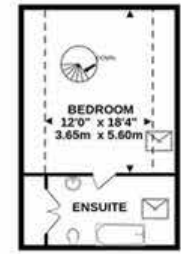
GROUND FLOOR
2553 sq.ft. (237.2 sq.m.) approx.



1ST FLOOR
1632 sq.ft. (151.6 sq.m.) approx.



ANNEXE GROUND FLOOR
347 sq.ft. (32.0 sq.m.) approx.



ANNEXE FIRST FLOOR
453 sq.ft. (42.1 sq.m.) approx.

FLOOR AREA : HOUSE : 4427 sq. ft. (411.2 sq. m.) approx.
 FLOOR AREA - ANNEXE : 1400 sq. ft. (130 sq. m.) approx.
 TOTAL FLOOR AREA : 5825 sq.ft. (541.2 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	←	←
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



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