



THE STORY OF

Calthorpe House

Ingham, Norfolk

SOWERBYS

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Calthorpe House

Calthorpe Street, Ingham, Norfolk
NR12 9TG

Highly Individual Family Home

Enchanting Setting

Wonderfully Private Location

Almost 3,000 sq.ft. of Varied Accommodation

Over 1.5 Acre Plot (STMS) on Fringes of Nature Reserve

Brilliantly Versatile Property

Five/Six Bedrooms

Multiple Outbuildings

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“Calthorpe House has been a much loved family home for many years...”

Nestled on the fringes of a serene nature reserve, Calthorpe House is an extraordinary family home boasting brilliantly versatile accommodation alongside over an acre (STMS) of grounds within an enchanting setting. At the end of a long track, this splendid home is flanked by generous grounds and sits proudly amongst the dappled light of the abundance of mature trees.

The sprawling accommodation extends to almost 3,000 sq.ft. and boasts a delightful array of characterful receptions

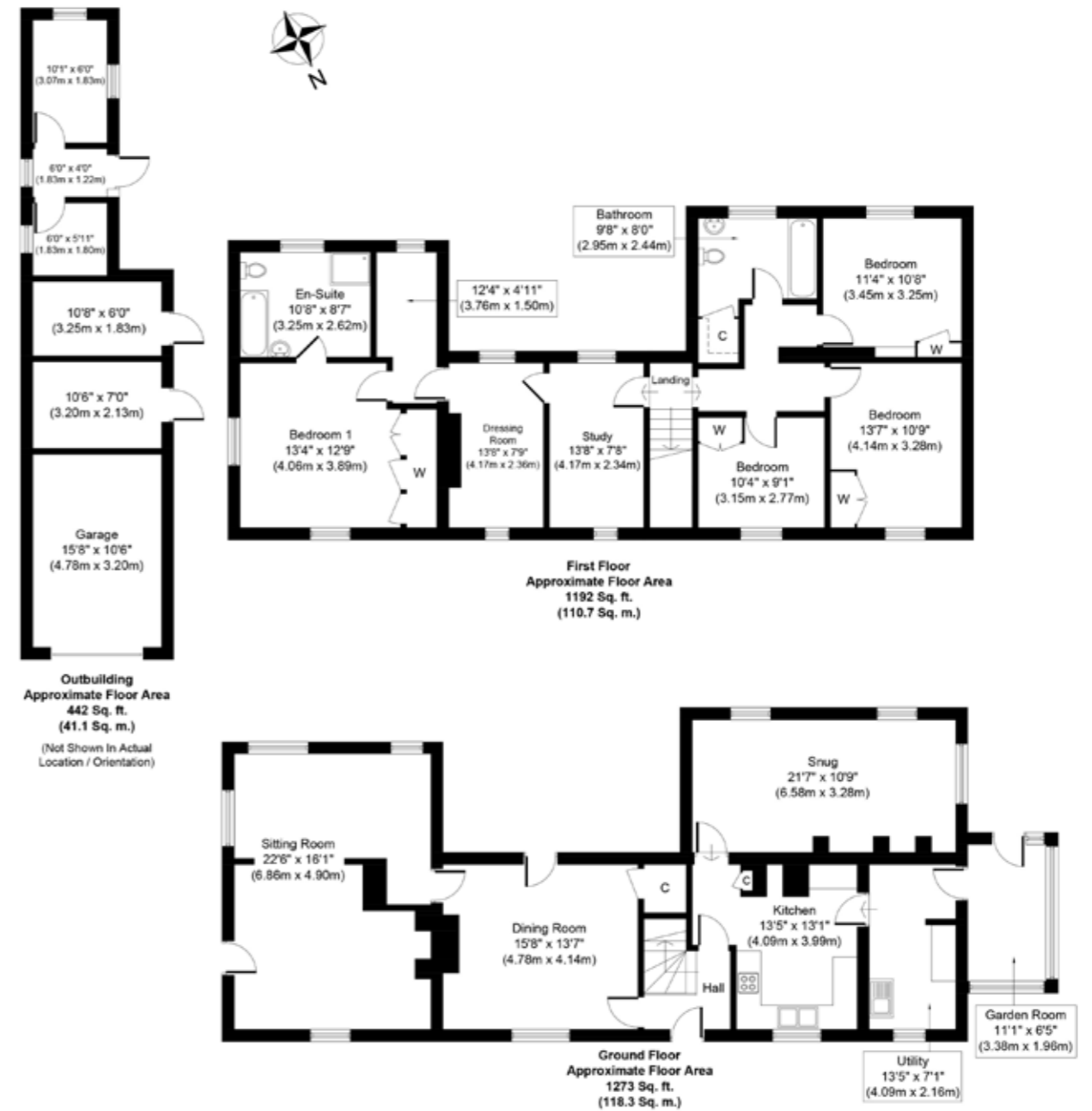
and numerous highly versatile bedroom options. A welcoming entrance hall gives way to all ground floor accommodation whilst the garden room and utility make for a practical alternative entrance. The charming kitchen interacts well with the pleasant snug and informal dining area housing a wood burning stove. Two further large receptions currently serve as a spacious formal dining room and an impressive double length, triple aspect sitting room filled with reams of natural light and enjoying wonderful views of the grounds.



The first floor is home to no less than six highly versatile bedrooms including two excellent options for studies or dressing rooms. A generous principal bedroom features integrated storage as well as a large en-suite and of course more excellent views of the surrounding grounds and countryside. Three further large doubles are well served by the central family bathroom.

“...the unique and special setting has been a big part of life for the whole family.”





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. 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.

Of course a standout feature of this noteworthy home is the enchanting plot in which it sits. Over 1.5 acres (STMS) of highly varied grounds showcase an array of features including sprawling lawns, countless elegant and mature trees, well-stocked flower beds, sections of landscaped wildflower meadows and a large gravelled driveway alongside outbuildings providing a garage complemented by numerous stores.

“All of the countryside around is enchanting...there’s an abundance of wildlife to be enjoyed from the garden and home.”



ALL THE REASONS



Ingham

IN NORFOLK
IS THE PLACE TO CALL HOME



A small village in north Norfolk, Ingham is just two miles from the coast at Sea Palling and is in a fantastic position to explore the beautiful coastline of this part of Norfolk. Within the village is an award winning restaurant with rooms, The Ingham Swan, originally built in the 14th century and part of Ingham Priory until its destruction under Henry VIII. There's a church, Holy Trinity, and a great community, with the village hall having a busy schedule of events.

Stalham is one mile away and offers a good range of amenities including supermarkets, a doctor's surgery, schools, and various

shops, pubs and restaurants. It's on the edge of the Broads, and a great base for a day out exploring the numerous waterways of the area.

Neighbouring Ingham, Calthorpe Broad is a 107 acre Site of Special Scientific Interest and a designated national nature reserve. There's a vast range of flora and fauna, with several nationally scarce species.

Around 16 miles away, Norwich's perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. When the bright lights call, trains to Liverpool Street take just 90 minutes, and the city's airport flies to a number of UK destinations, as well as direct to Amsterdam.



Note from Sowerbys



“Very little has changed over the past 30 years... the house is surrounded by protected land and reserves.”

SOWERBYS



SERVICES CONNECTED

Mains electricity and water.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

D. Ref:- 0166-2877-6128-9894-7485

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///swims.reserve.rental

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