



THE STORY OF
71 The Street
Ingworth, Norfolk

SOWERBYS



THE STORY OF

71 The Street

Ingworth, Norfolk
NR11 6AE

Charming Brick and Flint Cottage

Steeped in Local History

Formerly Part of The Blicking Estate

Three Bedrooms

Two Receptions

Upgraded Kitchen and Bathroom

Glorious Landscaped Gardens

Off-Road Parking

Idyllic Village Setting

Highly Sought After and Rare Location

SOWERBYS HOLT OFFICE

01263 710777

holt@sowerbys.com





With an entry in the Domesday Book of 1085, Ingworth is a small, parish village steeped in local history and set in the heart of National Trust countryside. Forming a very special cluster of hamlets and villages set around the historic Blickling Estate this exceptional location is one of North Norfolk's best-kept secrets and home to a few fortunate residents.

The village features a cluster of individual period homes that flank the River Bure which winds its way gently through idyllic countryside.

71 The Street is a charming, three-bedroom brick and flint cottage lovingly created from a former pair of cottages that once formed part of the historic Blickling Estate. Now held on a long lease with the National Trust this exceptional home offers the rarest of opportunities to own a genuine piece of Norfolk history set in arguably one of the most idyllic and unspoilt corners of the county.

An intricate brick and flint façade conceals a deceptively spacious and charming home that spans over 1,600 sq. ft. across two floors. Two balanced receptions provide versatile living space, one with an open fire and one with a wood-burning stove. A recently renovated shaker-style kitchen adds a touch of style and elegance along with a modern and stylish bathroom and separate shower room.

The first-floor features three, double bedrooms each with character and the two principal bedrooms include fitted wardrobes, the larger of the bedrooms has an en-suite WC which could easily be adapted into a full en-suite bathroom.





We would describe our home as peaceful, quiet and tranquil.



In addition to the habitable space of the cottage is an attached workshop and spacious store. Set within a charming, barn-style structure attached to the cottage this area offers great potential for conversion into additional living space subject to relevant planning consents. Presently it provides excellent storage space, workshop and ancillary space to support the gardens.

What sets this fine cottage apart are the glorious and generous gardens. Lovingly designed and maintained by the present owner the gardens wrap around on three sides of the cottage to create a magical haven.

Approaching 0.2 acres (stms) the gardens feature shaped lawns connected by pathways that meander through established shrubs and trees. The garden features individual sections that create areas for quiet reflection and entertaining in equal measures. The gardens gently rise away from the cottage to create an 'amphitheatre' feel and look out of rolling opine countryside.

To one side is an area dedicated to off-road parking accessed via a shared driveway with the neighbouring cottage.

This special area boasts a unique and diverse habitat that is home to otters, a variety of insects and birds, plenty of trout and coarse fish in the river- plus the occasional visit from a kingfisher. For the opportunity to create your very own 'Tales of the Riverbank', and to fully appreciate the lifestyle this special residence can offer, we highly recommend a viewing





Ground Floor
 Approximate Floor Area
 954 sq. ft
 (88.64 sq. m)

First Floor
 Approximate Floor Area
 655 sq. ft
 (60.83 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. 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.

Copyright V360 Ltd 2023 | www.houseviz.com

Ingworth

NESTLED IN THE HEART OF NORFOLK

Ingworth is a picturesque village nestled in the heart of Norfolk, England. Known for its serene countryside charm, this quaint locale is characterised by its historic buildings, lush green landscapes, and a strong sense of community.

The village boasts a rich history, with landmarks such as the beautiful St. Lawrence Church and the proximity to the River Bure, providing scenic walking paths and opportunities for nature lovers.

Despite its peaceful, rural setting, Ingworth is conveniently close to the market town of Aylsham, offering a range of amenities, including shops, restaurants, and schools. The village's tranquil environment, combined with its accessibility to larger towns and the stunning North Norfolk coast, makes Ingworth an idyllic place to call home.



Note from the Vendor



“Moving here gave us better access to the countryside and a beautiful garden.”



SERVICES CONNECTED

Mains water, electricity, drainage and broadband, Oil fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

E. Ref:- 6134-5826-7300-0309-8296

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

Leasehold.

Remaining years: 99 with the National Trust.

LOCATION

What3words: /// hits.expensive.margin

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

Nelson's
Journey

 St Martins
more than a home
for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
— EST. NORFOLK 1983 —

 East Anglian
Air Ambulance

Sowerbys Estate Agents Limited is a company registered
in England and Wales, company no: 05668606.
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

