



The Millers House

Mill Road, Ingham, Norfolk NR12 9TD

BROWN & CO



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Attractive new home combining modern living with a contemporary cottage feel in the picturesque village of Ingham

Offers in Excess of £750,000



DESCRIPTION

The Millers House is a charming home situated in the picturesque village of Ingham. Originally a pair of historic flint cottages, the property has been meticulously transformed into a newly built residence while preserving the character and charm of its original flint façade. This detached home offers spacious accommodation and is set in an idyllic rural location, despite its tranquil surroundings, the house is conveniently close to the stunning Norfolk beaches, making it an ideal residence for those seeking both comfort and natural beauty a true dog walkers paradise.

This attractive new home beautifully combines modern living with a contemporary cottage feel. The design thoughtfully incorporates charming features like flint feature walls and red brick fireplaces, adding warmth and character to the space. Oak cottage-style internal doors further enhance the home's traditional appeal, creating a cozy and inviting atmosphere throughout.

This generously proportioned accommodation is ideal for family living, offering a range of thoughtfully designed spaces. At the front of the property, you'll find a welcoming sitting room and a dedicated study, perfect for working from home. Practicality is ensured with a boot room, utility room, and cloakroom, making

daily life more convenient.

The heart of the home is the large kitchen/dining room, featuring a central island unit with an inset hob, as well as integrated appliances including a fridge, freezer, two ovens, and a dishwasher. Two large sets of bi-fold doors open onto the rear garden, seamlessly blending indoor and outdoor living.

Upstairs, the first floor boasts four well-appointed bedrooms. The principal bedroom stands out with its vaulted ceiling and two Juliet balconies with bi-fold doors, creating a light-filled retreat. It also includes a contemporary en-suite bathroom, offering a touch of luxury and privacy.

The driveway offers convenient off-road parking and leads to a tiled double cart shed, providing sheltered storage for vehicles. The property also features an enclosed, lawned rear garden, creating a private and peaceful space.

LOCATION

The village is just a short distance from the stunning Norfolk coastline, with its unspoiled beaches and coastal paths. This proximity to the coast adds to Ingham's allure, offering residents

and visitors easy access to beautiful seaside locations like Sea Palling and Horsey. The village itself boasts a friendly community atmosphere, with local amenities including the highly regarded restaurant known as the Swan Inn, St. Bartholomew's Church, and various walking trails that highlight the natural beauty of the area.

Within a short distance is the market town of Stalham. The town itself offers a blend of traditional charm and modern amenities, with a variety of shops, cafes, and pubs lining its streets. Stalham Staithe, the town's historic quay, is a focal point, where visitors can hire boats to explore the Broads or simply enjoy the tranquil waterside setting.

DIRECTIONS

Leave Norwich via the A1151 Wroxham Road and proceed through Wroxham and Hoveton remaining on the A1151 towards Stalham. Continue past Smallburgh and on towards Stalham, ignore the first left and turning to Stalham signed High Street and take the next left hand turn into Old Market Road passing Tesco Supermarket. At the mini roundabout continue over into Ingham Road, continue along this road until you get to the T junction at the Ingham Swan and Church, continue down this road, where The Millers House will be found on the left-hand side.



AGENT'S NOTES:

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

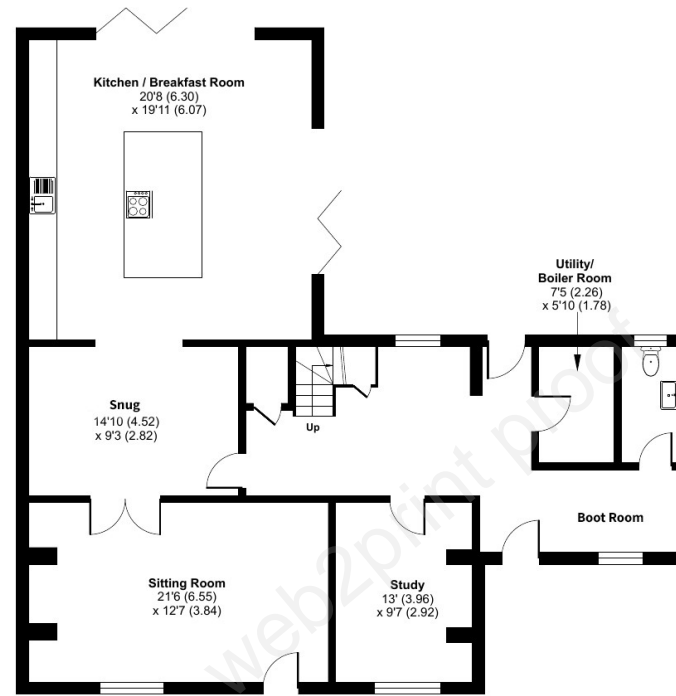
VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871



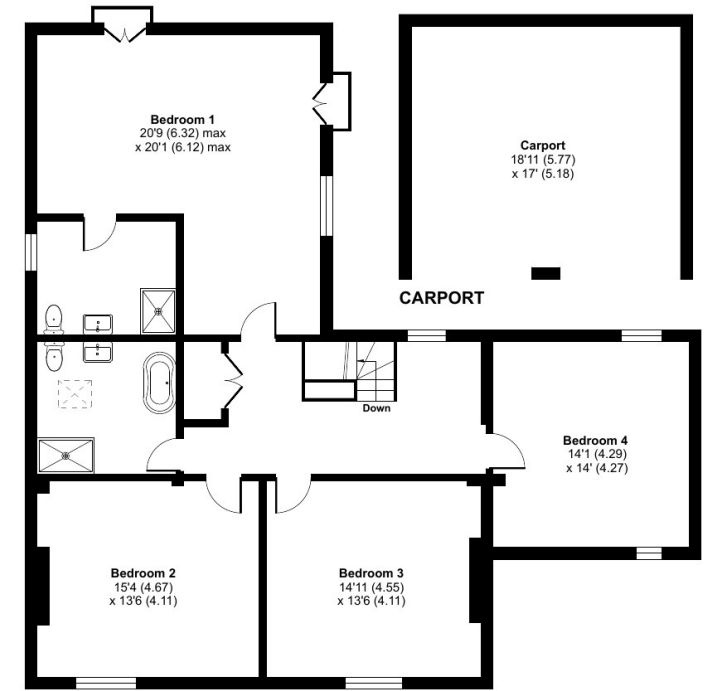
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Approximate Area = 2776 sq ft / 257.8 sq m (carport excludes)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Score	Energy rating	Current	Potential
32+	A		
31-30	B		88 B
29-28	C	76 C	
27-26	D		
25-24	E		
23-22	F		
21-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Brown & Co. REF: 1179598

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