



Woodlands Calthorpe Street, Ingham

Norwich



Minors & Brady

Full of architectural presence and quietly set back from the road, this striking four-bedroom detached home has all the ingredients that truly make a house feel like home. Occupying a generous plot within a sought-after Broadland village close to the Norfolk coastline, the property enjoys open countryside views and a wonderful sense of space both inside and out. Approached via a generous gravel driveway providing ample parking, the property also benefits from a double cart bay and an integral garage, adding practicality to its impressive setting. Inside, a tucked-away snug offers a cosy workspace before the home opens into a substantial open-plan living and dining space that forms the social heart of the property. A vaulted sun room sits to the rear, creating a light-filled spot to relax while taking in the surrounding field views, while the kitchen is supported by practical everyday spaces including a utility, boot room and cloakroom. Multiple bedrooms, several bathrooms and a range of flexible rooms provide excellent versatility, allowing the property to adapt easily to modern living.

- Impressive four bedroom detached home set on a generous plot with beautiful open field views
- Highly desirable Broadland village location within The Broads National Park
- Large open-plan reception space ideal for modern living and entertaining
- Vaulted garden room with French doors and countryside outlook
- Ground floor principal bedroom suite with dressing room and en-suite
- Character features including exposed oak flooring and wood-burning stove
- Well-appointed kitchen and breakfast room with marble worktops and butler's sink
- Landscaped gardens with sun terrace and summer house
- Ample parking with gravel driveway, double cart bay and integral garage
- Offered with no onward chain





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The Location

Ingham, in the NR12 postcode area of Norfolk, is a charming rural village set within the beautiful surroundings of the The Broads National Park. With a population of just a few hundred residents, it offers a peaceful countryside lifestyle while still being close to the coast and nearby market towns.

Ingham, Norfolk lies only a short distance from the seaside village of Sea Palling and around a mile from the small town of Stalham, giving residents easy access to both natural beauty and everyday amenities.

At the heart of the village is the historic Holy Trinity Church, Ingham, a striking medieval building that reflects the long history of the area, which dates back to the Domesday Book.

One of Ingham's best-known attractions is the award-winning The Ingham Swan, a beautifully restored 14th-century coaching inn that now operates as a highly regarded restaurant with rooms. Known for its excellent food and seasonal menus featuring local Norfolk produce, it has earned national recognition and dining awards, making it a popular destination for both locals and visitors.

Just a few minutes' drive away is the sandy shoreline at Sea Palling Beach. This family-friendly beach is well known for its wide stretches of sand, safe swimming areas and traditional seaside charm. Visitors can enjoy classic seaside activities including amusements, cafés, and the ever-popular fish and chips after a day by the sea. The coast also offers excellent opportunities for walking, wildlife watching and enjoying the fresh North Sea air.

For day-to-day needs, the nearby town of Stalham is only a short drive away and provides a good range of local amenities. These include supermarkets such as Tesco, independent shops, schools, healthcare facilities including a doctor's surgery, and various pubs and restaurants. The town also acts as a gateway to the Norfolk Broads, where visitors can hire boats and explore the extensive waterways.



Calthorpe Street, Ingham

Set within a popular Broadland village close to the spectacular Norfolk coastline, this impressive four bedroom detached home sits on an excellent sized plot and enjoys beautiful field views across the surrounding countryside. Rarely available and offered with no onward chain, the property combines striking contemporary architecture with generous living space, creating a home perfectly suited to both modern family life and relaxed entertaining.

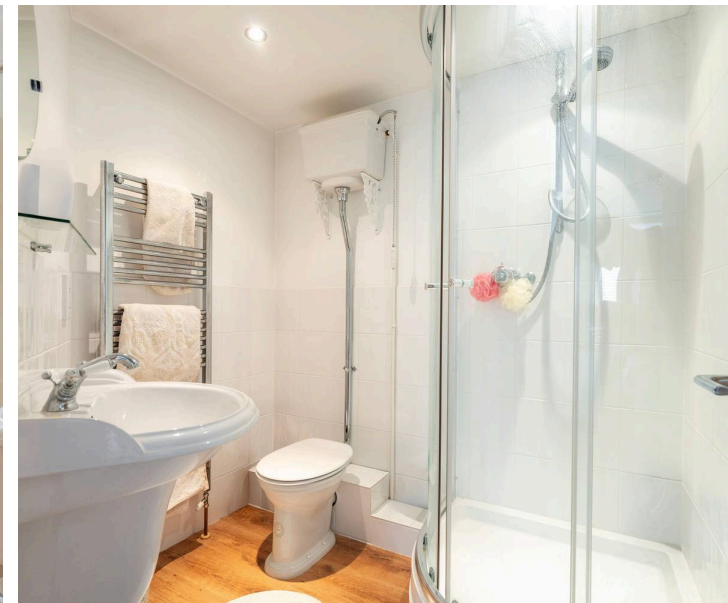
Thoughtfully designed throughout and full of architectural character, the property blends open-plan living with more intimate spaces, all while making the most of its peaceful rural outlook.

From the moment you step inside, the welcoming entrance hall introduces the quality and character found throughout the home. With exposed oak flooring and a flowing layout, the hall leads naturally into the principal living space, creating an immediate sense of openness and light while setting the tone for the contemporary feel of the property.

Just off the entrance hall is a snug/office, an inviting and versatile room featuring a gas fire, ideal as a quiet workspace, reading room or cosy additional sitting room.

Open-Plan Living & Reception Space

The home centres around a large open-plan reception area that forms the true heart of the property. Generous in scale and thoughtfully arranged, the space provides flexibility for modern living with areas that naturally lend themselves to relaxing, dining and socialising while maintaining an impressive sense of flow throughout.



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The seating area offers a warm and inviting environment, centred around an attractive open brick fireplace housing a cast iron wood burner set on a brick hearth. Exposed oak flooring adds further character, while French doors opening to both the front and rear allow natural light to flood the room and create a seamless connection between the interior and the gardens.

Dining Area

Positioned within the open-plan space, the dining area provides a wonderful setting for both everyday meals and entertaining. French doors open directly onto the front garden, enhancing the feeling of light and openness while creating an easy transition between indoor and outdoor living.

Garden Room & Countryside Outlook

To the rear of the property, the vaulted garden room enjoys a peaceful outlook across open fields. French doors lead directly onto the rear sun terrace, while side windows and a Velux skylight allow light to pour into the room. This versatile space works beautifully as a quiet sitting area, reading room or simply a place to relax while enjoying the surrounding countryside views.

Kitchen & Breakfast Room

The kitchen and breakfast room is well proportioned and thoughtfully designed, offering a comprehensive range of fitted units including a dresser with chemist-style handles and marble worktops.

A butler's sink, wall-mounted double oven, while the breakfast bar creates an informal dining spot. Dual aspect windows look out across open meadowland, bringing the rural surroundings into everyday life.



Utility, Cloakroom & Practical Spaces

Supporting the kitchen is a useful utility room with additional sink and worktop space, plumbing for laundry appliances and direct access to the rear garden. Further practical areas include an inner hallway, a ground floor cloakroom and a boiler room housing the oil-fired central heating system and hot water tank.

Principal Bedroom Suite

The ground floor is further enhanced by a spacious principal bedroom suite. The bedroom enjoys triple-aspect windows overlooking the gardens and surrounding countryside, creating a bright and restful space. A separate dressing room provides excellent storage and leads through to a well-appointed en-suite featuring a double shower, vanity basins and WC.

First Floor Landing & Upper Accommodation

The staircase rises to a striking first floor landing with exposed oak flooring and bay windows that draw natural light into the centre of the home. The landing provides access to several well-proportioned rooms and reinforces the sense of space and flexibility within the property.

A generous guest bedroom enjoys attractive views over the surrounding countryside and benefits from its own en-suite shower room, offering comfortable and private accommodation for visitors.



Additional Bedrooms, Studio & Hobbies Room

Further bedrooms on the first floor are equally well sized and enjoy pleasant rural views. One bedroom benefits from fitted storage and an en-suite bathroom featuring both a roll-top bath and separate shower. A studio room provides additional flexibility and could easily serve as a fifth bedroom, creative workspace or study. A separate study area offers additional versatility.

Gardens, Approach, Terrace Outdoor Living

The property occupies an excellent sized landscaped plot that enhances the sense of privacy and space. To the rear is a generous garden featuring a sun terrace ideal for outdoor dining and relaxation, along with a summer house positioned to enjoy the peaceful surroundings.

To the front, the property is approached via a gravel driveway providing ample parking. A double cart bay offers sheltered parking and further practicality, while additional gravelled areas to the side provide extra access and vehicle space.

An integral single garage with power and lighting provides additional storage and convenience.

Surrounded by open countryside yet positioned within a desirable Broadland village location, this rarely available four bedroom detached home offers space, character and rural views in equal measure, all offered to the market with no onward chain.

Agents Note

This property will be sold freehold.

Connected to oil-fired heating, mains water, electricity, and septic tank.



Ground Floor
1904 sq.ft. (176.9 sq.m.) approx.

1st Floor
1188 sq.ft. (110.4 sq.m.) approx.



Not Including Cart Bay

TOTAL FLOOR AREA : 3092 sq.ft. (287.3 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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Minors & Brady
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