



Store-N-Sty, Calthorpe Street, Holly Farm Barn Calthorpe Street

Norwich



Minors & Brady

# Store-N-Sty, Calthorpe Street

Holly Farm Barn Calthorpe Street, Norwich

Waking to uninterrupted views across open fields and the quiet rhythm of village life, this refined barn conversion offers a considered blend of heritage and modern design. Sensitively reimagined from its agricultural origins, the property now presents a series of beautifully proportioned, light-filled spaces, complemented by a self-contained annex that lends itself to guest accommodation, multigenerational living, or discreet income potential. The balance of character features and contemporary finishes creates a home that feels both elegant and entirely practical, while the gardens and surrounding landscape provide a natural extension of the living space. Positioned within easy reach of local amenities and the coastline at Sea Palling, it offers a lifestyle defined by space, privacy, and understated quality.

## Agents Notes

Freehold

Connected to mains water, electricity and drainage.

Underfloor heating.



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- Characterful Norfolk barn conversion, thoughtfully transformed from a former pig sty, creating a luxury family home, a holiday rental or a countryside retreat
- 1,723 sqft of well-balanced accommodation arranged in an 'upside down' layout to suit both family living and entertaining
- Self-contained one-bedroom annex with its own entrance, garden, kitchen, lounge area and en-suite, ideal for guests, income or home working
- Impressive reception hall with floor-to-ceiling height, skylights, tiled flooring and a striking glass balustrade staircase
- Bright and spacious living area with feature brick wall and Smeg electric fireplace, inviting relaxation and entertaining
- Well-appointed kitchen/dining space with cream cabinetry, integrated oven, induction hob, dishwasher and useful eaves storage
- Three well-proportioned double bedrooms, including a principal bedroom with a private en-suite shower room
- Stylish family bathroom featuring a freestanding bath, vanity sink and quality fittings
- Large, well-maintained garden with patio terrace, sweeping lawn and a backdrop of the stunning Norfolk countryside
- Vast shingle driveway providing ample off-road parking, set back from a quiet country lane in a peaceful village setting



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### Ingham

Calthorpe Street is a quiet, primarily residential lane on the eastern edge of the village of Ingham in North Norfolk. The street connects with Church Lane near Holy Trinity Church and continues into farmland, with properties ranging from traditional cottages to later 20th-century houses, many with gardens and open field views. The village sits about 7 miles south-east of North Walsham and 15 miles north-east of Norwich, offering a rural setting with reasonable access to larger towns.

For shopping, residents typically travel to North Walsham, where Sainsbury's, Morrisons, and Lidl are available, or to Stalham, home to a Tesco Superstore. Ingham Primary School serves younger children locally, while older pupils attend North Walsham High School, with school buses connecting the village. Transport is mainly by road, with local bus routes linking Ingham to nearby towns and the nearest rail station at North Walsham on the Bittern Line.

Calthorpe Street is about 3–4 miles from the North Norfolk coast, with beaches and marshland walks at Sea Palling and Waxham. The area offers a blend of rural tranquillity, open farmland, and village community, while everyday amenities, schooling, transport, and the coast are all within easy reach.



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## Calthorpe Street

A striking example of contemporary country living, this beautifully converted barn on Calthorpe Street in Ingham seamlessly combines original character with modern comfort. Formerly a pig sty, the property has been transformed into a spacious four-bedroom family home extending to approximately 1,723sqft, complete with a self-contained one-bedroom annex. The design retains charming rustic features while offering a bright, open-plan interior that is ideal for both everyday family life and entertaining.

The barn's reception hall sets an immediate tone of elegance, with a stunning glass balustrade staircase and tiled flooring leading to the first floor. Exposed rustic brickwork complements the floor-to-ceiling height, while skylights flood the space with natural light, creating an inviting sense of openness. The main reception room flows effortlessly across the top floor, offering a versatile living area with a brick feature wall and space for relaxed seating. A retro-style Smeg electric fireplace provides a subtle focal point, enhancing the warmth and character of the space. Adjacent, the open-plan kitchen and dining area encourages social interaction and convenient family living.



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The kitchen and dining area is fitted with high-quality cream cabinetry and features a sink/drainers unit, integrated oven, induction hob, and integrated dishwasher. Practicality is enhanced with plumbing for a washing machine and space for a fridge/freezer, while eaves storage offers additional room for essentials. The layout is ideal for entertaining, with ample space for a dining table and easy circulation to the living areas, ensuring both functionality and style.

The ground floor accommodates three double bedrooms, each offering privacy and comfort. The principal bedroom is complemented by a private en-suite shower room, fitted with quality fixtures and a walk-in shower. The family bathroom includes a freestanding bathtub, vanity sink, and toilet, providing a relaxed bathing environment.

The self-contained annex, with its own private entrance and garden, features a fitted kitchen, comfortable lounge area, and double bedroom with a private en-suite shower room. This versatile space is perfectly suited for multi-generational living, potential rental income, or a home studio for those working from home.



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Externally, the property benefits from a large, well-maintained garden with a patio terrace, ideal for summer dining or relaxing in a peaceful setting. A sweeping lawn stretches across the rear, bordered by open countryside, offering both space and privacy. The tranquil backdrop makes the garden a perfect environment for children, pets, or outdoor entertaining.

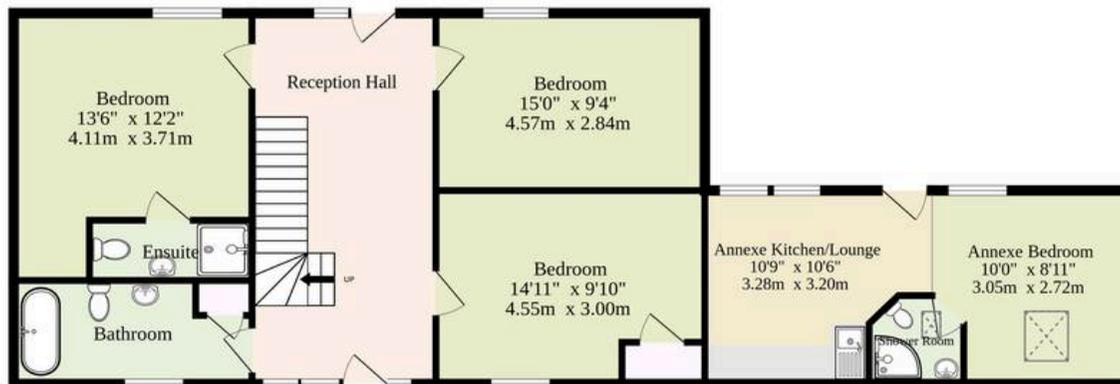
A vast shingle driveway provides ample off-road parking, complemented by a neatly maintained front garden. Set back from the road along a quiet country lane, the property offers both convenience and a sense of seclusion.

This barn conversion presents a rare opportunity to acquire a distinctive family home or a country retreat in one of Norfolk's most appealing villages, combining contemporary living with timeless character.

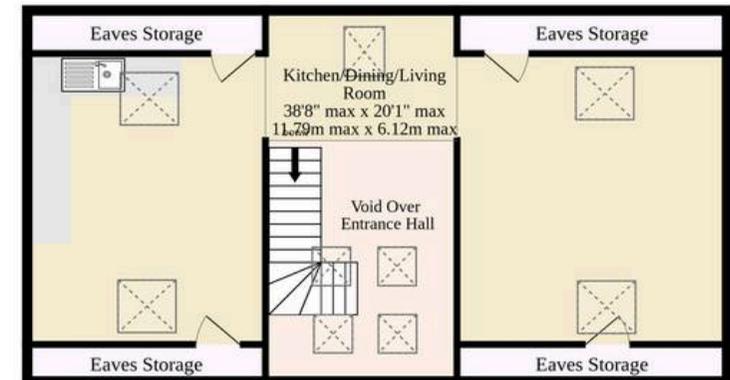


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**Ground Floor**  
944 sq.ft. (87.7 sq.m.) approx.



**First Floor**  
779 sq.ft. (72.4 sq.m.) approx.



**TOTAL FLOOR AREA : 1723 sq.ft. (160.1 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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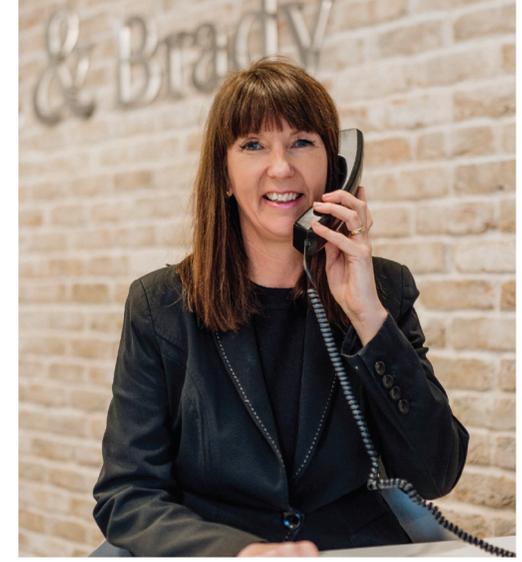
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