



Thatched Cottage Calthorpe Street, Ingham

Norwich



Minors & Brady

Thatched Cottage Calthorpe Street

Ingham, Norwich

A picture-perfect cottage set in enchanting gardens with far-reaching field views. Set behind a gated driveway and introduced by a charming curved sign for “Thatched Cottage,” this characterful home blends traditional appeal with a beautifully presented interior. The property offers four bedrooms and two bathrooms, centred around a stunning open-plan living, dining and kitchen space with a cosy wood-burning stove. A particularly generous entrance hall creates an immediate sense of space, while beams throughout add warmth and charm. Outside, the landscaped gardens have a whimsical feel, complete with a curved brick patio, mature borders and a delightful garden room overlooking the grounds. All perfectly positioned in a peaceful rural setting, yet within easy reach of the coast, the Norfolk Broads and Norwich.

- Enchanting thatched detached cottage in a peaceful rural setting
- Four well-proportioned bedrooms and two stylish bathrooms
- Stunning open-plan living, dining and kitchen with wood-burning stove
- Beautifully landscaped gardens with a whimsical, cottage-style feel
- Far-reaching field views creating a true sense of countryside tranquillity
- Charming garden room overlooking the grounds
- Gated driveway with ample off-road parking and garage
- Character features throughout including exposed beams
- Impressive, spacious entrance hall adding to the sense of flow
- Ideally located within easy reach of the coast, Norfolk Broads and Norwich





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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.

The surrounding lanes are lined with traditional cottages and farmland, giving the village its classic Norfolk character and tranquil atmosphere.

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.



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Thatched Cottage Calthorpe Street

Calthorpe Street, Ingham

Placed along a country lane in the charming North Norfolk village of Ingham, Thatched Cottage enjoys an enviable setting that feels both peaceful and connected. A beautifully curved signpost gently announces the home's presence, adding a sense of character even before arriving through the gated driveway.

Beyond the gates, a shingled drive provides generous off-road parking alongside access to a garage, while the cottage itself presents an attractive blend of whitewashed elevations contrasted by dark framed windows, creating an instantly inviting and timeless exterior.

The gardens are nothing short of enchanting. Thoughtfully landscaped with a soft, whimsical feel, they wrap around the home with a delightful sense of privacy while still offering far-reaching views across open fields. A south-east facing sun terrace extends from the property, perfectly positioned for morning coffee or long afternoons of alfresco dining.

A beautifully curved brick enclosure frames part of the patio, while borders of mature shrubs and trees gently soften the space. The garden strikes a rare balance, generous enough to enjoy and explore, yet entirely manageable with every corner feeling considered and calming.



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The addition of a garden room is particularly special, offering a tranquil spot to sit and admire the outlook across this magical outdoor setting throughout the seasons.

Stepping inside, the cottage continues to impress with its warmth and character. A notably large entrance hall, a feature often overlooked but immensely valuable immediately sets the tone, creating a wonderful sense of space and flow.

From here, the home unfolds effortlessly, with exposed beams adding texture and charm throughout. The heart of the home lies in the stunning open-plan lounge, dining and kitchen area, where a wood-burning stove provides a cosy focal point, perfectly complementing the soft, natural aesthetic.

The ground floor also offers two well-proportioned bedrooms and a beautifully presented shower room, making the layout both flexible and practical. A separate utility room adds everyday convenience, while the adjoining garden room enhances the living accommodation further, seamlessly connecting indoor and outdoor spaces and offering uninterrupted views across the gardens and beyond.

Upstairs, two additional bedrooms are filled with character and light, accompanied by a family shower room, all thoughtfully arranged to echo the home's welcoming and considered design.

Agents Note

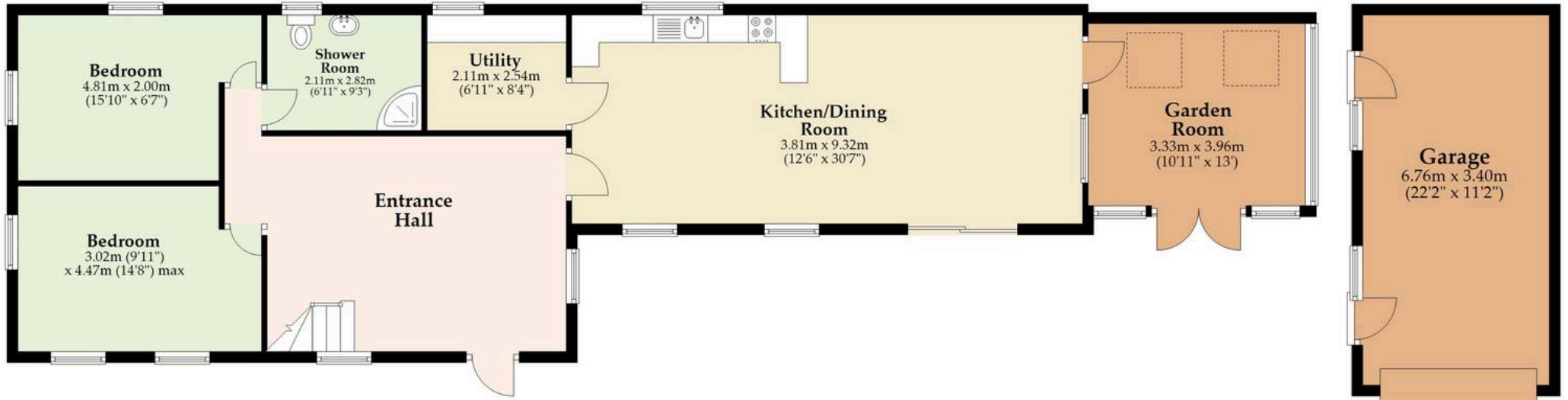
This property is offered for sale as a freehold and is connected to mains electricity and water.

Drainage is via a Clargester system installed in 2013, which was most recently serviced in May 2026.



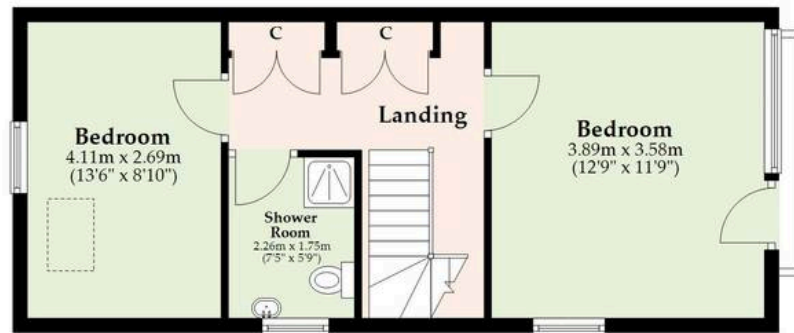
Ground Floor

Approx. 171.8 sq. metres (1849.7 sq. feet)



First Floor

Approx. 40.9 sq. metres (440.6 sq. feet)
(excluding Balcony)



Total area: approx. 212.8 sq. metres (2290.3 sq. feet)

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.

Plan produced using PlanUp.

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