



Church Farm Town Road, Ingham

Norwich



Minors & Brady

Church Farm Town Road

Ingham, Norwich

A property held within the same family for around a century, this substantial Norfolk residence offers exceptional privacy, extensive land and significant scope for transformation. Set within approximately four acres, including 3.5 acres of securely enclosed paddocks with a stable and access solely through the main entrance, it is well suited to equestrian use or a private smallholding. The main house, annex and outbuildings sit beyond a sweeping driveway, creating a strong sense of arrival and offering a huge amount of development potential for those wishing to reimagine the estate. With its generous proportions, secluded setting and established grounds in sought-after Ingham, the property has all the qualities to become an exceptional family home, ready to be restored and shaped for the next generation.

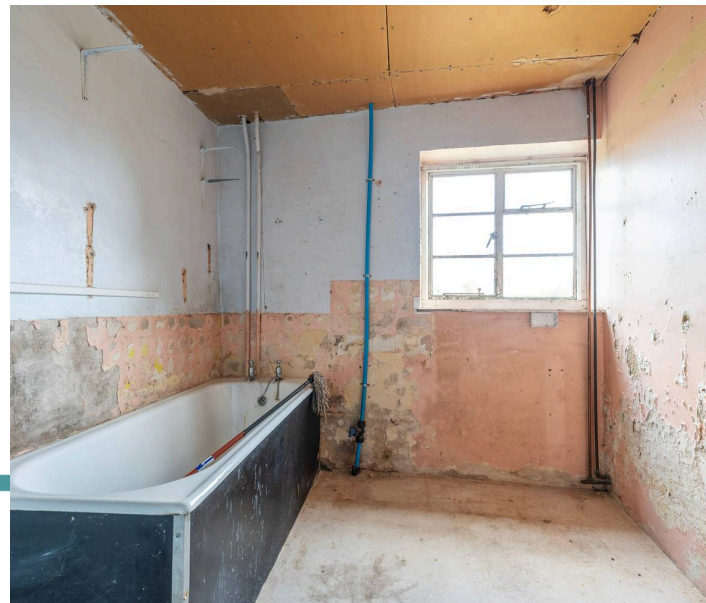


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Ingham, Norwich

- Substantial country residence with around a century of family heritage, set within approximately four acres in sought-after Ingham
- Approximately 3.5 acres of enclosed paddocks accessible only through the residence entrance, ideal for equestrian use, grazing or a smallholding
- Private sweeping driveway creating a distinguished sense of arrival and extensive parking for multiple vehicles
- Three sizeable outbuildings offering scope for stables, garaging, a carport or additional accommodation (subject to planning)
- Main house with generous proportions including two reception rooms with fireplaces and an open-plan kitchen/dining room
- Three first-floor double bedrooms and a large bathroom, presenting an excellent foundation for refurbishment
- Two-storey self-contained annex with flexible upper-floor rooms suitable for an en-suite, office, dressing room or nursery
- Extensive wrap-around gardens with mature trees, established lawns and a greenhouse, offering numerous landscaping possibilities
- Existing stable building within the paddock, offering a solid base for reinstatement or expansion into a more comprehensive equestrian facility



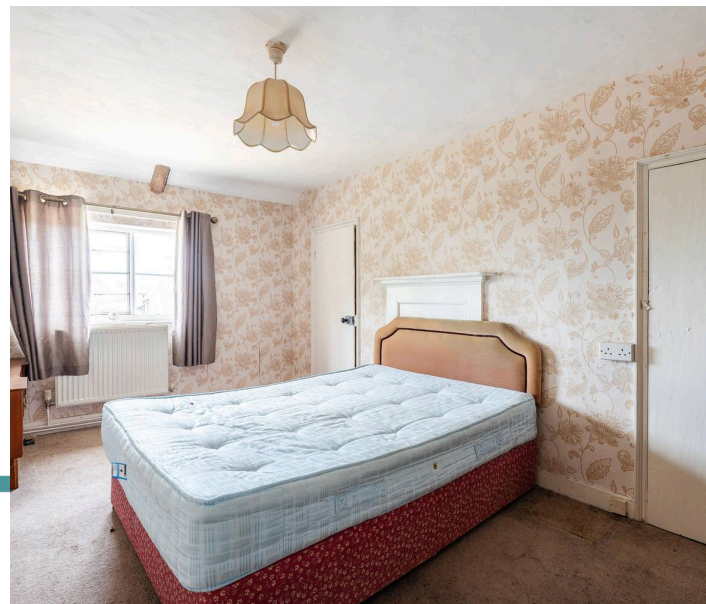
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Ingham

Town Road runs through the heart of Ingham, a small, peaceful Norfolk village surrounded by open farmland and quiet lanes, giving it a calm rural feel while still being close to day-to-day amenities. Ingham has a pub, village hall, and easy access to the wider facilities in nearby communities. Stalham is the closest town, just a few minutes away, offering supermarkets including Tesco Superstore and Co-op Food, along with cafés, independent shops and practical services. Mundesley, Sea Palling, and Hickling are also close by, adding coastal walks, beaches and Broads landscapes to the mix.

Local schooling options include Stalham Infant & Junior Schools and Stalham High School, with additional choices in North Walsham. Transport links are typical for a rural setting: regular bus routes connect Ingham with Stalham, North Walsham and Norwich, while North Walsham railway station provides direct services to Norwich and onward connections across the country. Living on Town Road offers a straightforward, relaxed lifestyle with countryside, coast and essential amenities all within easy reach.



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A Space Defined By Space, Seclusion And Opportunity

Surrounded by open Norfolk countryside, the residence sits within over four acres, including approximately 3.5 acres of enclosed paddocks accessible solely through the main entrance. This impervious boundary, fenced, hedged and bordered by fields, creates an exceptional level of privacy and security, making the land particularly suited to equestrian use, grazing or farming. A large stable block stands within the paddock, currently requiring maintenance but offering a solid foundation for future equestrian facilities.

The approach is equally impressive: a long, sweeping driveway curves towards the house, providing parking for up to ten vehicles and reinforcing the estate-like feel of the setting. To the right, three substantial outbuildings present significant scope for conversion, whether stables, garaging, a carport or further accommodation (subject to planning).

The Main Residence

The principal house, requiring full refurbishment, offers a generous and adaptable footprint. Inside, two reception rooms, each with a feature fireplace, provide the beginnings of an elegant, traditional layout. An open-plan kitchen/dining room sits at the heart of the home, supported by a larder with potential to become a utility or pantry. A ground-floor bathroom/WC completes the level.

Upstairs, three double bedrooms and a large family bathroom, with a storage cupboard, offer well-proportioned accommodation and the opportunity to create a refined, modern first floor.



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The Self-Contained Annex

A two-storey annex extends the versatility of the property, ideal for multi-generational living, guest accommodation or future income potential. The ground floor includes a living room and kitchen, while the first floor offers a double bedroom with two additional flexible rooms, perfect for an en-suite, home office, dressing room or nursery. The surrounding gardens can be partitioned to create a private outdoor space exclusively for the annex if desired.

Grounds And Paddock

The south-west facing gardens unfold around the residence with sweeping lawns, mature trees and a greenhouse, creating an established natural setting that complements the rural surroundings. An arched passageway through the centre of the house provides effortless access to each side of the grounds, subtly reinforcing the property's estate-style layout and enhancing its sense of flow.



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Beyond the immediate gardens, the land opens into approximately 3.5 acres of securely enclosed paddocks. This configuration offers a rare level of control and privacy, making the grounds particularly well suited to equestrian use. The paddocks have historically been used for grazing and small-scale farming, and their uninterrupted boundaries, fenced, hedged and bordered by open countryside, provide an ideal environment for horses or livestock.

Positioned within the paddock is a large stable building, currently requiring maintenance but offering a substantial footprint for future development. Whether reinstated as a working stable yard, adapted for tack and feed storage, or expanded into a more comprehensive equestrian facility (subject to planning), it provides a valuable starting point for those seeking to create a dedicated rural or equine-focused lifestyle.

Agents Notes

Freehold

Connected to mains water and electricity.

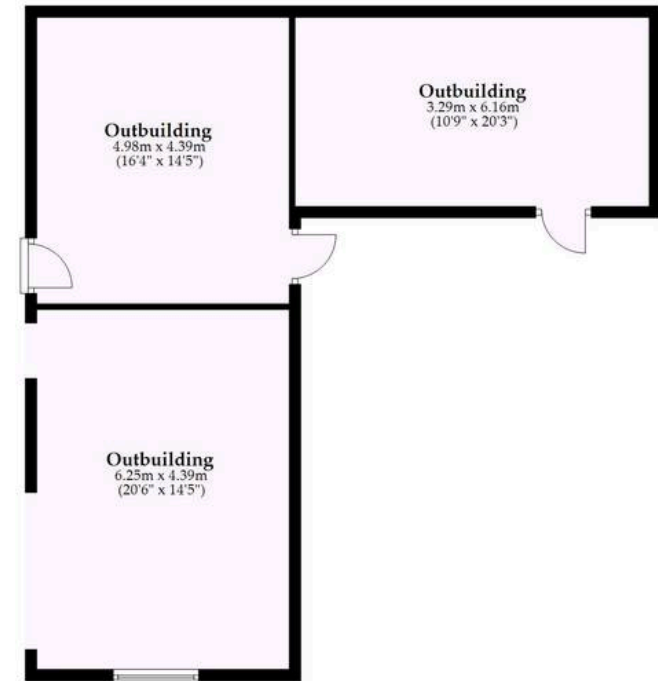
Oil heating system.

Double glazed windows to the rear only.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		59
(39-54)	E		
(21-38)	F	30	
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor
Approx. 179.6 sq. metres (1933.3 sq. feet)



First Floor
Approx. 99.4 sq. metres (1070.1 sq. feet)



Total area: approx. 279.0 sq. metres (3003.4 sq. feet)

Sqft excludes hall, landing and garage.

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.

Dreaming of this home? Let's make it a *reality*.



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Minors & Brady
Your home, our market



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