

# Arnolds | Keys



**71 The Street, Ingworth, Norfolk, NR11 6AE**

**Guide Price £400,000**

- THREE BEDROOMS
- OFF ROAD PARKING
- BRICK & FLINT COTTAGE
- TWO RECEPTION ROOMS
- LANDSCAPED GARDENS
- WORKSHOP

# 71 The Street, Ingworth NR11 6AE

This charming three bedroom brick and flint cottage, once part of the historic Blickling Estate, has been thoughtfully transformed into a spacious home arranged over two floors. The ground floor features two reception rooms, alongside a kitchen and family bathroom, while upstairs offers three bedrooms, with the main bedroom benefiting from an en-suite WC. Additional features include an attached workshop and a spacious store.



Council Tax Band: D



## DESCRIPTION

This charming three bedroom brick and flint cottage was thoughtfully transformed from a former pair of cottages that once belonged to the historic Blickling Estate. Deceptively spacious, the home is arranged over two floors. The ground floor offers two versatile reception rooms, one featuring an open fire and the other a wood-burning stove, a kitchen and a family bathroom. Upstairs, three bedrooms provide comfortable accommodation. The two larger bedrooms benefit from fitted wardrobes, while the main bedroom includes an en-suite WC, with the potential to be converted into a full en-suite bathroom. Beyond the main living areas, the property also boasts an attached workshop and a spacious store, adding valuable additional space.

## LOCATION

Ingworth is a charming Norfolk village known for its historic character, scenic countryside, and welcoming community. Surrounded by lush greenery and rich in heritage, it features notable landmarks such as the picturesque St. Lawrence Church and the nearby River Bure, which offers tranquil walking trails for nature enthusiasts. While enjoying a peaceful rural atmosphere, Ingworth remains within easy reach of the vibrant market town of Aylsham, where a variety of shops, restaurants, and schools provide everyday conveniences.

## ENTRANCE PORCH

Porch is accessed by two entrances, wooden doors with double glazed panelled glass, double glazed window to side aspect, laminate floor, wooden door with double glazed window leads to kitchen.

## KITCHEN

Two double glazed windows to side aspect, granite countertop with inset butler's sink and cupboards underneath. Four ring electric hob double oven, inbuilt microwave, integrated washing machine, laminate flooring, radiator, entrances to lounge, living room, down stairs bathroom and stairs to first floor, built-in dresser and under stair cloak cupboard.

## LOUNGE

Double glazed window to South facing aspect, fireplace with multi fuel burner on Pamment tiles and red brick surround, inbuilt cupboards, carpeted, radiator.

## DINING ROOM

Double glazed windows to South facing aspect, feature fireplace with stone hearth, built in cupboard, carpeted, radiator.

## FAMILY BATHROOM

Double glazed windows with obscured glass, tiled flooring, panelled bath, WC, hand wash basin with vanity unit under, electric shower cubicle, towel heater.

## STAIRS TO FIRST FLOOR

Double glazed window to side aspect, carpeted, radiator, entrances to bedrooms.

## MAIN BEDROOM

Double glazed window to South facing aspect, built in wardrobes, radiator, carpeted, en suite.

## EN-SUITE WC

Double glazed window to side aspect, WC, handwashing basin with vanity unit underneath, carpeted, radiator, built in wardrobe.

## BEDROOM TWO

Double glazed window to South facing aspect, walk in wardrobe, carpeted, radiator and loft access.

## BEDROOM THREE

Double glazed window to South facing aspect, carpeted, radiator.

## WORKSHOP

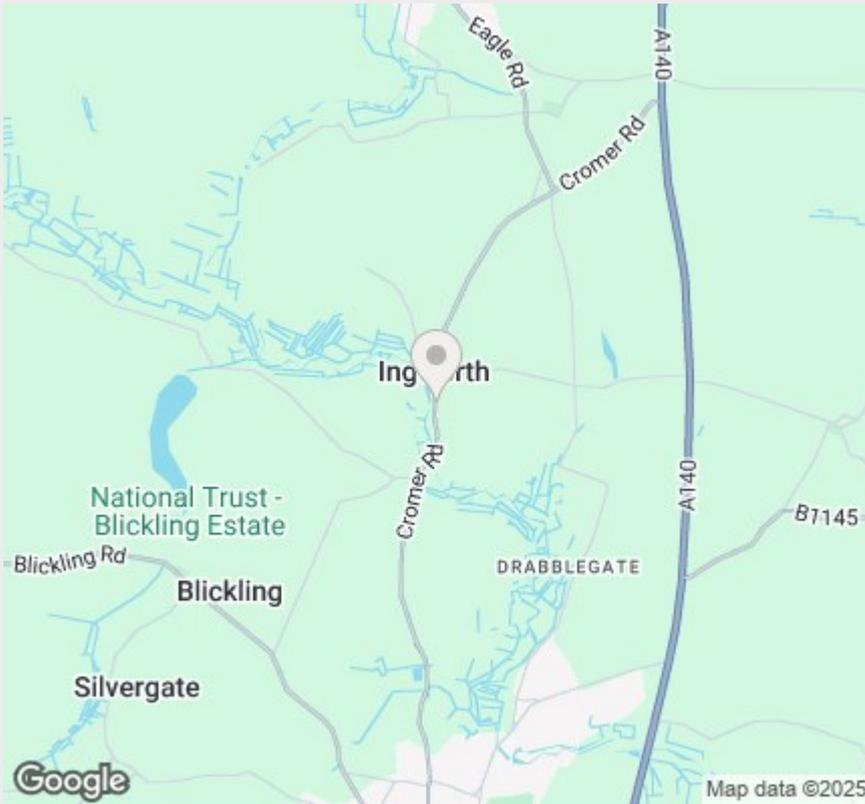
Wired for light and power the workshop provides excellent storage / ancillary space. Subject to the relevant planning permissions this space offers great potential for conversion for additional living space.

## EXTERNAL

Beautifully designed and meticulously maintained by the current owner, the gardens gracefully wrap around three sides of the cottage. Thoughtfully landscaped, they feature manicured lawns connected by winding pathways that weave through mature trees and shrubs. Distinct garden sections provide serene spots as well as inviting spaces for outdoor entertaining. There is also a Summerhouse, greenhouse and woodshed situated within the gardens. To one side, a dedicated off-road parking area is conveniently accessed via a shared driveway with the neighbouring cottage.

## AGENTS NOTES

Leasehold - being extended by the current owner and will be sold with 99 years with the National Trust Mains drainage.  
Water and electricity connected.  
Oil fired central heating.  
Council Tax: North Norfolk - Band D



## Viewings

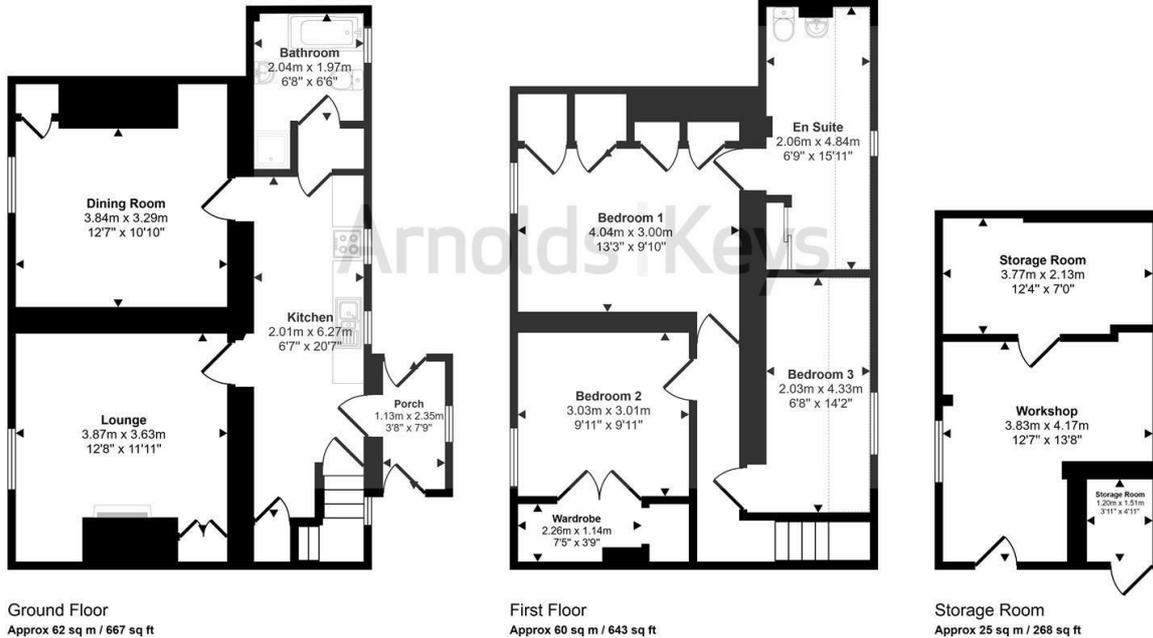
Viewings by arrangement only. Call 01263 738444 to make an appointment.

## EPC Rating:

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	51	64
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

Approx Gross Internal Area  
147 sq m / 1578 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

