



THE STORY OF

# Boo Cottage

*Ringstead, Norfolk*

SOWERBYS



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Boo Cottage, 56 High Street, Ringstead, Norfolk  
PE36 5JU

Traditional Cottage

Three Bedrooms

Two Bathrooms

Beautiful Kitchen/Dining Area

Front and Rear Gardens

Detached Guest Suite

Separate WC

Private Parking

Wealth of Traditional Features

Amazing Location

**SOWERBYS HUNSTANTON OFFICE**

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“This has been a home which has been great for our sellers, gifting them a better work/life balance.”

Stroll along the high street in Ringstead, pass by the Gin Trap public house and the picturesque village church and you will discover the a lovely chocolate box cottage.

Boo Cottage, fronted by its pretty garden, with attractive plants and shrubs, is a home as pretty as a picture. Once you enter, it's clearly a lovely and traditional Norfolk cottage.

With exposed beams, an inglenook fireplace - with wood burning stove, and a solid wood floor, the living room is the perfect place to snuggle up in the evening, in-front of a roaring fire.

Moving through to the kitchen/dining area is where all the magic happens. With its lovely mix of tradition and modern features, such as exposed beams and a roof lantern bathing the room with natural light, this is a lovely space. The kitchen is beautifully fitted, with its central island, large storage cupboard, and room for the essential kitchen table, this is the hub of this home. The current owner has spent lots of time entertaining friends and family here and the room's large bi-fold doors are perfect for bringing the outside in, on those warm summer days. The ground floor is finished off with a cloakroom with WC and basin.





“The kitchen and dining area, with the bi-fold doors, feels very special.”



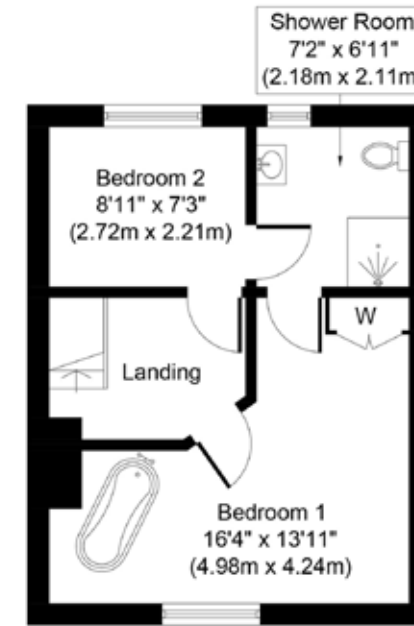
On the first floor there are two bedrooms and the large principal suite is another space full of character and also has its own free-standing bath. The second bedroom overlooks the rear and a beautiful family shower room connects between both bedrooms.

To the rear is a lovely patio, ideal for sunbathing or enjoying a barbecue alongside a glass of wine. Steps lead to the detached guest suite which is beautifully finished, offering another double bedroom with its own en-suite making this perfect for friends to stay the night but have their own privacy away from the main house.

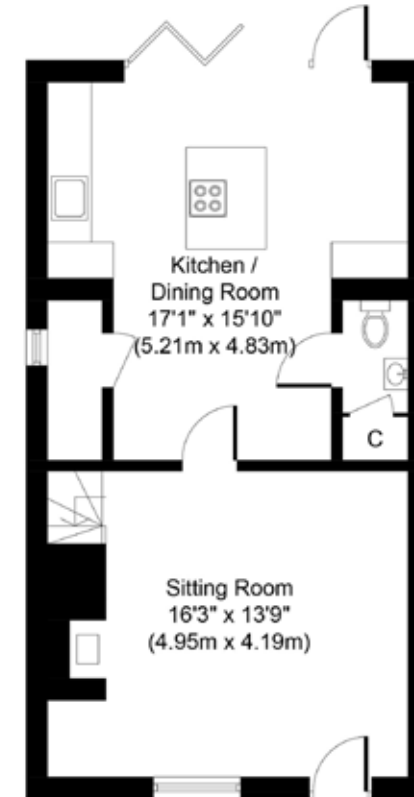
Boo cottage is a chocolate box cottage in one of North Norfolk's most popular villages. Offering much, it's certain that it won't disappoint.



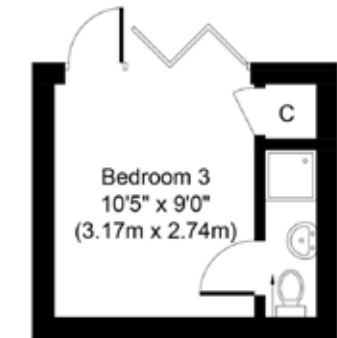




**First Floor**  
Approximate Floor Area  
349 Sq. ft.  
(32.4 Sq. m.)



**Ground Floor**  
Approximate Floor Area  
509 Sq. ft.  
(47.3 Sq. m.)



**En-Suite**  
7'8" x 2'4"  
(2.34m x 0.71m)  
**Detached Guest Suite**  
Approximate Floor Area  
124 Sq. ft.  
(11.5 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



ALL THE REASONS

# Ringstead

IN NORFOLK  
IS THE PLACE TO CALL HOME



A small village, slightly inland from Hunstanton, Ringstead has a good village shop combined with a large antique centre.

canny investment as the route was later to become the most profitable in the country.

Holidaymakers still Mecca to Hunstanton, many staying at Searles Leisure Resort which opened as a caravan park in 1936. Wile away an afternoon on the water with a boat trip on its Wash Monster, ride the carousel at the fairground or keep it traditional and feed the penny slots at the arcades. The town's Princess Theatre, renamed in the 80s in honour of Lady Diana Spencer, features a year-round programme of live performances, film screenings plus a seasonal panto. Golfers of all ages can try their hand with a mini golf course and pitch and putt on the cliff-top, plus a renowned Links course in neighbouring Old Hunstanton.

Facing west across The Wash, 'sunny Hunny' as the locals fondly call it, is famous for its incredible sunsets and in the summer months it's customary to head to the green, beach or one of the Victorian squares to watch the daylight slowly fade.

There is a garden centre, village hall, and the popular Gin Trap pub and restaurant.

The village is near to the north Norfolk coast with its many attractions. The Hunstanton Golf Club and the Royal West Norfolk Golf Club are both relatively close-by.

Hunstanton is a traditional, unspoilt coastal town, the perfect spot to enjoy a walk on the beach and a tasty fish and chip supper, but for those lucky enough to call it home, this Victorian gem has so much more to offer.

Established in 1846 by Henry Le Strange as a bathing resort designed in a Victorian Gothic style, the esteemed townsman wisely led the development of a railway from King's Lynn to enable day-trippers to reach the 'new town' – a



Note from Sowerbys



“Our sellers have loved The Downs and nearby areas for lovely dog walks.”

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## SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

## COUNCIL TAX

Band B.

## ENERGY EFFICIENCY RATING

E. Ref:- 2384-3625-3191-3144-8188

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

## TENURE

Freehold.

## LOCATION

What3words: ///massaging.reframe.motivate

## AGENT'S NOTE

There is a new cottage being built attached to the side.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

# SOWERBYS



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