



THE STORY OF

# The Old Bakery

*Ringstead, Norfolk*

SOWERBYS

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# The Old Bakery

High Street, Ringstead  
PE36

Detached Cottage

Three Bedrooms

Kitchen/Dining Room

Excellent Decorative Order

Off-Road Parking

Good Village Location

**SOWERBYS HUNSTANTON OFFICE**

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“A warm, safe and characterful home which is steeped in history...”

To really feel ingrained in the history of this county, may you get any closer than to own a piece of village history?

As the named of this cottage suggests, it was once the village bakery - up until the 1980s. The Old Bakery is steeped in history, and this has been lovingly transformed into a spacious three bedroom home, offering a tranquil retreat - set within a close-knit community.

As you step inside, you are greeted by a spacious entrance hall which leads to the first floor via a graceful staircase. Double doors beckon you into the inviting sitting room, adorned with warm wooden

flooring and two large windows which flood the space with natural light. This room is the perfect setting for relaxation and cosy gatherings.

To the rear of the property, you'll discover a generously sized kitchen/dining room. With its modern design and tiled floors, it effortlessly blends style and practicality. The well-appointed kitchen offers everything you need to unleash your culinary creativity, while the dining area provides ample space for family meals. The kitchen also boasts convenient access to the enclosed courtyard, where you can unwind with a glass of wine or host a delightful summer barbecue.





Ascending to the first floor, you'll find three double bedrooms, each with its own unique charm. The principal bedroom boasts fitted wardrobes and exposed beams, creating a cosy and inviting atmosphere.

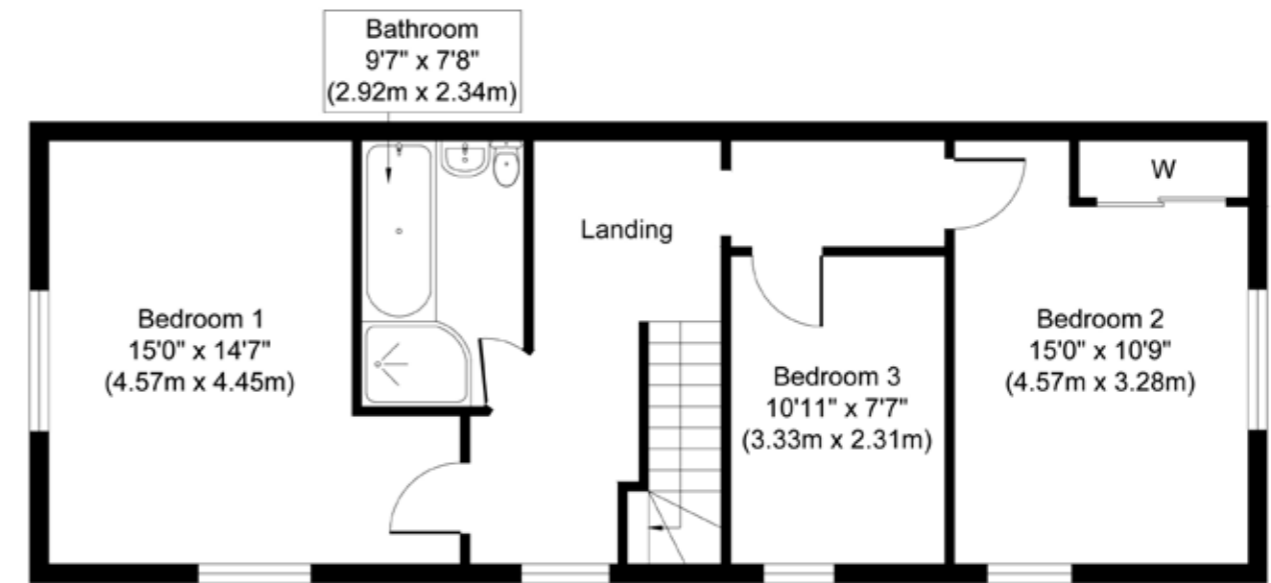
The second bedroom features a vaulted ceiling adding character to the space, while the third bedroom, a charming small double, is ideal for children or guests. Completing the first floor is a family bathroom, featuring a modern white suite with both a bath and a shower cubicle, ensuring ultimate comfort and convenience.



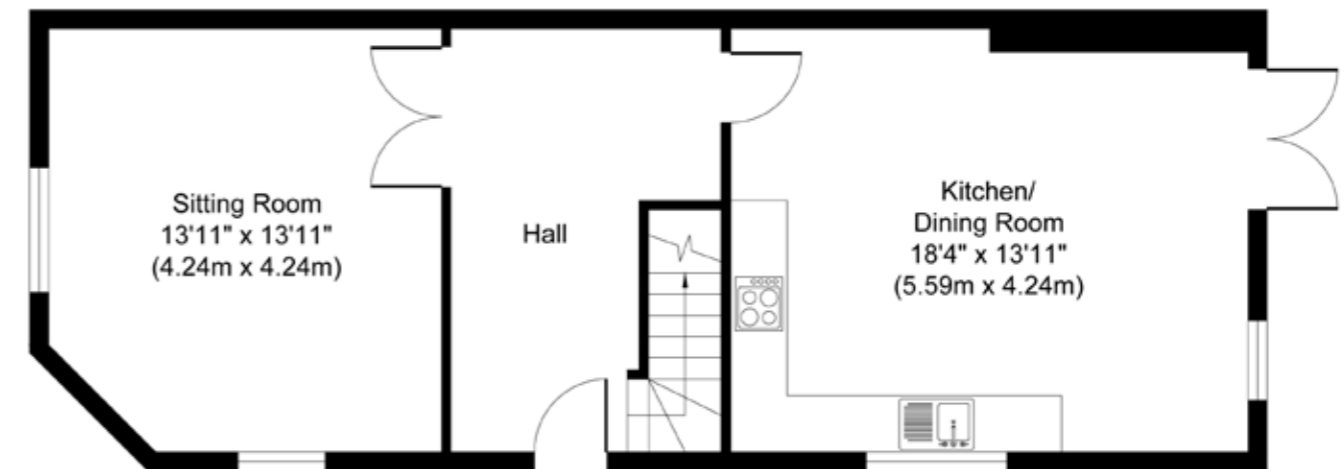
The Old Bakery offers off-road parking, accessed via the main entrance located on the side of the property and as you venture through the driveway, you'll find your designated parking space. The rear courtyard of the property has been thoughtfully designed with low maintenance in mind, combining paved and shingled areas. Fully enclosed, this private sanctuary offers a safe haven for children and pets to play and explore.

Just a short stroll away, you'll discover The Downs, a scenic landscape perfect for leisurely walks and exploration. The village store and Gin Trap pub offer the charm and appeal of a village life.

With The Old Bakery you may embrace a well-maintained home, with the knowledge that modern comfort meets traditional allure, and so much charming character...



**First Floor**  
 Approximate Floor Area  
 638 sq. ft  
 (58.34 sq. m)



**Ground Floor**  
 Approximate Floor Area  
 627 sq. ft  
 (58.25 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.

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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



“There are peaceful walks practically on your doorstep.”

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### SERVICES CONNECTED

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

### COUNCIL TAX

Band D.

### ENERGY EFFICIENCY RATING

To be confirmed.

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: ///outer.skinny.indulges

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# SOWERBYS



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