



THE STORY OF

# The Ringers

*Shipdham, Norfolk*

SOWERBYS



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# The Ringers

Shipdham, Norfolk,  
IP25 7LA

Four-Bedroom Detached Cottage

Exposed Beams Throughout the Property

Kitchen/Breakfast Room with Vaulted Ceiling, Handcrafted by a Local Artisan

Downstairs Study and Formal Dining Room

Two Separate Wings; one with a Large Double Room with Private En-Suite

The Other Wing Houses Three Family Bedrooms Including a Delightful Large Double, a Spacious Single and a Smaller Single, Together with a Family Bathroom

Beautiful Rear Garden Backing onto Fields

Long Shingle Driveway and Picturesque English Cottage Garden to the Front of the Property with Ample Off Road Parking for Three Cars

Detached Coach House with Potential for Conversion (STP)

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“A cosy and characterful home.”

Nestled in the desirable village of Shipdham, The Ringers is a stunning four bedroom detached house, which seamlessly combines history with modern family living. Originally two cottages this has now been thoughtfully transformed into a beautiful and spacious single residence.

Upon entering, you are greeted by a large reception room which retains the charm of the original structure, with impressive beams on display. This room cleverly maintains a sense of two distinct spaces, offering versatility and character.

The true heart of the home lies in the kitchen/breakfast room, where a vaulted ceiling and expansive glass french doors create a bright and airy atmosphere. Handcrafted by a local artisan, the

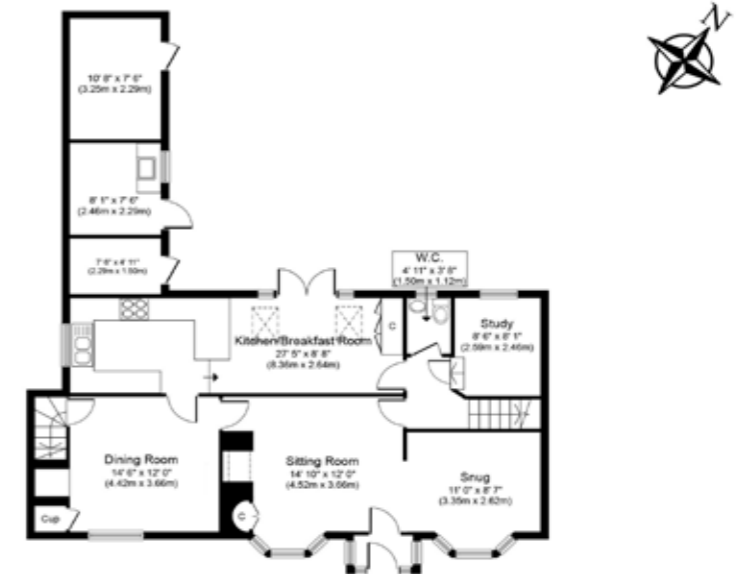
kitchen maximises every inch of space, providing a perfect setting for culinary delights and family gatherings. A downstairs study, cloak room and a formal dining room complete the ground floor layout, offering additional flexible living spaces.

The property boasts two staircases, a nod to its history, which lead to the first floor. One staircase leads to the magnificent principal bedroom, complete with a private en-suite. The current sellers have utilised this space as a guest suite, providing a separate retreat for visitors. Via the other staircase you will find three family bedrooms including a large double, large single and a smaller single plus a family bathroom, ensuring ample space for family members or guests.









Ground Floor  
Approximate Floor Area  
1,049 sq. ft.  
(97.5 sq. m.)



First Floor  
Approximate Floor Area  
734 sq. ft.  
(68.2 sq. m.)



Outbuilding  
Approximate Floor Area  
284 sq. ft.  
(26.4 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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Outside, the rear garden stretches elegantly, backing onto scenic fields, creating a peaceful oasis. Our sellers have created a charming English cottage garden, complimented by a paved entertaining terrace at the rear. An adjacent outbuilding, once used for coaches, presents exciting possibilities for conversion into additional living space or a potential holiday cottage (subject to necessary permissions). The rear garden also benefits from brick-built sheds that are attached to the property.

The front of the property features a long shingle driveway, bordered by another delightful English cottage garden.

“I have loved seeing the garden flourish.”







ALL THE REASONS

# Shipdham

IN NORFOLK  
IS THE PLACE TO CALL HOME



Almost two miles in length, Shipdham is Norfolk's longest village nestled between the market towns of Watton

and Dereham in the Breckland region and a designated Conservation Area.

Noted in the Domesday Book as a thriving, well-established settlement of 70 households, it was one of the largest of the time with a church and woodland. During World War II, the village became home to the USAAF 44th bomber group, which was based at its airfield, and the historic site is now home to Shipdham Aero Club and museum.

Today, Shipdham has a thriving community with a GP surgery, Post Office, nursery and primary school, shops and local pub making it a fantastic village for all ages. Along with a clutch of beautiful period properties, Shipdham has grown in recent

years with the development of several quality new-build developments which have been sympathetically incorporated within their rural setting.

Less than 6 miles away is the classic country market town of Dereham, an architectural haven with plenty of Georgian gems set on generous plots, blended with more recent developments.

A twice weekly market appears on Tuesdays and Fridays, along with a strong cohort of independent and specialist shops and free parking, making the town a fabulous place for an afternoon spent browsing.

With good local schools, a leisure centre and golf course, Dereham and its surrounding villages, such as Shipdham, are fantastic locations to enjoy the best of Norfolk country living.



Note from the Vendor



A full view of the garden.

“We have lived here 7 years and the garden has become my love; it is what I like to describe as a beautiful haven.”

THE VENDOR



### SERVICES CONNECTED

Mains water, electricity and drainage. Heating via gas fired central heating.

### COUNCIL TAX

Band C.

### ENERGY EFFICIENCY RATING

D Ref: ~ 8765-7420-3209-9902-4902

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: ///vanilla.unrealistic.continued

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# SOWERBYS



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