



The Old Shop
The Street | Ridlington | Norfolk | NR28 9NS

WINDOW ON WILDLIFE



“Set on a quiet lane amidst open countryside, this pretty period cottage is perfect for anyone who wants to engage with nature and enjoy rural life.

Close to a little village, the coast and the Broads, there’s so much to see and to enjoy. The cottage has a fascinating history and has been beautifully and sympathetically renovated by the current owner, whilst the gardens are a haven for wildlife.”



KEY FEATURES

- A Semi-Detached Brick and Flint Cottage, the Former Shop and Post Office for the Village of Ridlington
- Three Bedrooms; Bathroom
- Two Reception Rooms
- Kitchen/Breakfast Room with Esse Range
- The Outbuildings inc Two Storage Rooms, a Coal Store, Gardeners WC with Sink and a Pigeon Loft
- The Rear Gardens include Numerous Vegetable Beds and Fruit Trees
- The Accommodation extends to 1,190sq.ft
- Energy Rating: F

Ask the current owner what she has most enjoyed about life here and she has so many memories. The first time she realised there was heath and woodland just down the lane, or when she found out how quick it is to get to the sea. Or perhaps it was the first sunrise from the bedroom window, the first sighting of an otter at the stream down the lane or just sitting by the wood stove at Christmas – and there are many more!

Character And Comfort

This was originally the village shop and Post Office and when the owner came here, there were many clues showing that the room was the former shop and the front window had actually been the shop window. The owner has had a beautiful bespoke wooden sill made to match the Victorian shop window and she has opened up the kitchen and storeroom to create a fabulous family-friendly sociable and relaxing kitchen. There are many original features remaining, such as a small square trap-door in the ceiling, so the goods would be poured down the chute from sacks in the storeroom above, presumably into smaller bags to be sold. Along with hooks and a bar for hanging provisions, and plenty more. Everywhere you look, there's character here. All of the original floorboards from the cottage that could be saved were upcycled to make shelves, cupboards, drawer fronts, seating, bath panel and even the compost bins! The owner has also reclaimed floorboards from an old RAF building, created an inglenook and pamment hearth for the cooking stove, sourced a beautiful stained-glass window depicting a sailing ship, and there are other lovely touches throughout the cottage. The front porch is even guarded by a dragon on the roof. Fittings come from local and ethical businesses such as Country & Eastern and Nkuku. The cottage has also been completely rewired, replumbed and centrally heated with new radiators and a water cylinder, so it's warm, comfortable and easy to live in.





KEY FEATURES

Sunny Delight

The garden has been a great delight to the owner and is a haven for wildlife. There are hundreds of bees and butterflies, colour and interest throughout the year, dragonflies, newts, frogs and toads in the wildlife ponds and more. "The little front garden is my favourite outdoor space. It was planned for successional year-round interest, benefits to wildlife and ease of maintenance since everything is perennial. I chose a colour scheme of pinks and bronzes with a little purple. The entire space, small as it is, is alive with pollinators. Seed heads not only provide winter interest but a hibernation shelter for insect species. A small wildlife pond in the corner was upcycled from the old washhouse 'copper', rescued from the builders' skip early in the renovation. The garden faces east and receives the morning sun, making it a perfect coffee spot.' The back garden is a veritable feast in more ways than one, with blackcurrant, strawberry, raspberry, redcurrant, rhubarb, gooseberry, apple, plum, pear and other fruits growing here, in addition to the vegetable beds. There's also a very useful outbuilding with a gardener's W.C, two storage rooms and a quirky pigeon loft. With the front garden facing east, it's perfect for your morning dose of sunshine, while the west-facing patio, paved with vintage slabs, stable blocks and Norfolk bricks, gets the afternoon and evening sun.

A Well-Kept Secret

This area is a real gem and it's remarkably unspoilt. Further up the coast, North Norfolk is well-known as a popular holiday destination, while further south you'll find traditional family favourites, such as Great Yarmouth and Lowestoft. But this stretch of coastline, just five minutes from the cottage, is relatively unknown. The owner loves to sit on the sea wall with her morning coffee, enjoying the water and the peacefulness, or to watch the seal colony at Horsey. Also nearby, you have Crostwight Heath, a county wildlife site, plus Edbridge Mill on Norfolk's only canal – a popular spot for swimming, kayaking and paddleboarding. Hickling Broad is known for being an excellent place for birdwatching, with cranes and spoonbills amongst other inhabitants. And when you need to head to the shops and other amenities, both Stalham and North Walsham are just 4.5 and 5 miles away respectively.

















INFORMATION



On The Doorstep

Located on the Norfolk coast, Ridlington is just 5 miles from North Walsham, a popular market town with direct rail connections to Norwich, a Sainsbury's and a variety of shops and facilities. The village of Sea Palling is only 8 miles away and boasts a beautiful blue flag sandy beach where seals are often spotted close to the shore. There are also unique areas of unspoilt natural beauty, ideal for walking, cycling, bird watching and fishing and of course the famous East Ruston gardens.

How Far Is It To?

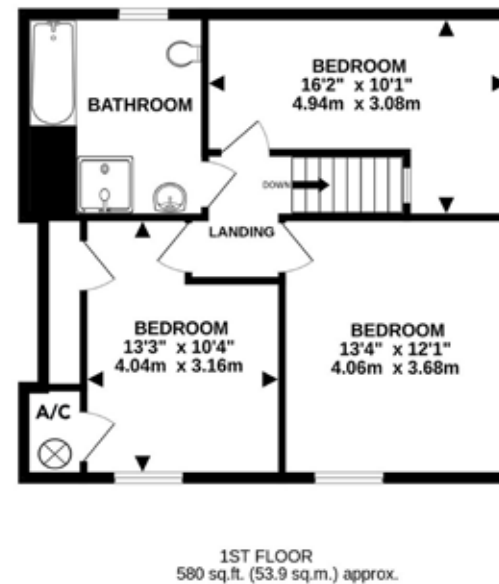
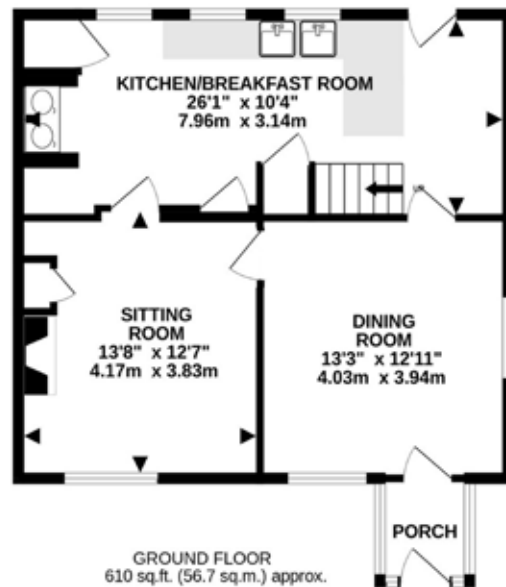
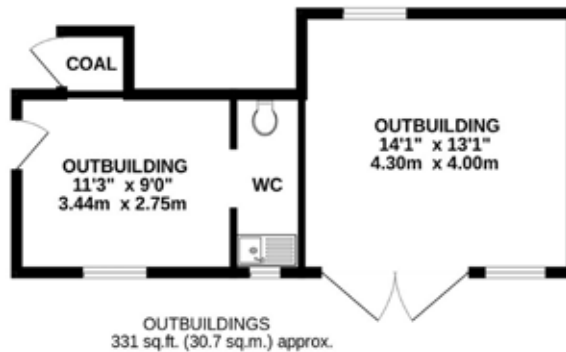
From Ridlington you have easy access to Wroxham around 12 miles away, which boasts the Roys of Wroxham department store, individual boutiques, a range of eateries, banks and tourist attractions. The cathedral city of Norwich, which is approximately 20 miles to the south west has a large array of cultural and leisure facilities, including Chantry Place and Castle Quarter shopping centres, bars, restaurants, theatres and cinemas as well as the University of East Anglia. Norwich has a main line station to London Liverpool Street and an international airport to the north side of the city.

Directions

Leave Norwich on the B1150 North Walsham Road, passing through the villages of Crostwick, Horstead and Scottow. Turn right onto Westwick Road and then left onto School Road. Follow the road round onto Honing Road and continue onto Station Road. Turn right onto Howards Hill Road and continue onto East Ruston Road. Turn left onto Honing Long Lane and then turn right at the crossroads, signed to East Ruston. Follow the road around, through woodland and heathland on either side and turn left, signed to Ridlington. The property is on the left, just beyond the junction with Old Lane. The property will be found on the left clearly signposted with a Fine & Country For Sale Board.

Services, District Council and Tenure

Oil Fired Central Heating, Mains Water, Private Drainage via Septic Tank
North Norfolk District Council - Council Tax Band C
Freehold



FLOOR AREA - HOUSE (EXCLUDING OUTBUILDINGS) : 1190 sq.ft. (110.6 sq.m.) approx.
TOTAL FLOOR AREA : 1521 sq.ft. (141.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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Fine & Country Norwich
12-14 Queen Street, Norwich, Norfolk, NR2 4SQ
01603 221888 | norwich@fineandcountry.com

