



Ringland House
Ringland Lane | Norwich | Norfolk | NR8 5BG

A TALE THROUGH TIME



“This impressive home is truly fascinating, with a rich history, stylishly extended and improved by the current owners to blend the old and the new, setting it up for a bright future in the years to come. Write your chapter of its story – a place where you can make memories, have lots of fun, explore the area, enjoy the wildlife, take in the views and so much more. A large and comfortable property, this has a hugely welcoming heart.”



KEY FEATURES

- A Stunning Period Property with an Intriguing Historical Background situated between Old Costessey and Ringland
- Six Bedrooms, One of which is on the Ground Floor
- Five Bath/Shower Rooms, Four of which are En-Suite
- Large Open Plan Kitchen and Living Room with Separate Utility and WC
- Large Reception Hall with Mezzanine Level
- Two Further Receptions, a Conservatory and a Garden Room
- Triple Garage with Office/Studio Above
- The Grounds extend to 1.414 acres (stms) and include a Terrace, Rose Garden, Tennis Court, a Large Lawn, a Small Orchard, Raised Beds, Fruit Cages and Two Greenhouses
- The Property is surrounded by Field Views, has Private Access to the Wensum River and a Woodland Walk with Fishing Rights
- The Accommodation extends to 3,800sq.ft
- Energy Rating: D

Dating back to the Georgian era, but with character features from the Tudor Costessey Manor, this home is a true one-off and has a wonderful personality. It's been extended and updated during the current ownership and although it has grand proportions, it's also very homely and intimate. It's no wonder the current owners fell for it before they even set foot inside – you'll probably feel the same!

Pieces Of History

Built in 1912 by the Carter family, well-known local builders, this home brims with period charm – but it's not all classic Georgian features. Many of the most intriguing parts of the property date back many more centuries and have an interesting historical background. The main front door to the house comes from Costessey Hall, with Tudor stained glass each side of the front door, depicting the York and Lancastrian roses. This glass, along with some oak panelling and the main stairs, came from the old Costessey Manor, gifted to Anne of Cleves by Henry VIII. Other stained glass from the hall can be seen in a museum in Roanoke, Virginia. The property has only had three other owners after the Carter family, so you can see it's a place where people want to put down roots and stay for many years.

Leave It All Behind

The current owners had been house hunting for two years before coming to see this. As soon as they pulled up on the drive and stepped out of the car, they knew the search had come to an end – they'd finally found their dream home. It was the location that initially spoke to them – looking out across the lawns to the west of the house, or from the front of the house to the east, you see open fields and mature trees. It's so secluded and peaceful yet it feels wonderfully open. The owners say you can see four miles across the Wensum Valley as far as Weston Longville. You have deer, badgers, owls, and much more wildlife around, but you're not aware of other people.





KEY FEATURES

At night, there's just one other light visible to the west. All this, just five miles from the city centre! One of the owners used to work overseas and relished the fresh air and freedom of the location here, whilst also benefiting from the short distance to the airport or station.

Family Fun

Family is hugely important to the owners and they've been able to make so many memories here with their children and grandchildren. You have a tennis court, space for a trampoline, room to play football and croquet, plus there's a little Wendy house. Inside, there's an area of glass floor in the modern extension and the owners and their children would sit in this upper porch watching the grandchildren put on a show in the gallery. In the dining room, the owners can seat 14 around the table, so they love to host Christmas here. When you want to get back to nature, you can take your dogs for a walk through the surrounding countryside. The house comes with an area of woodland down by the river, so you can have a canoe and go out on the water, even paddling to the pub for a refreshing drink. You have fishing rights too. Keen gardeners will be delighted with the set up here – there's a small orchard, raised beds, and two greenhouses, one where the owners have solar lights and easy chairs for evening relaxation.

For Every Occasion

The owners have made a number of improvements during their time here and the house comes to the market both well presented and very versatile. The heart of the home is a huge open plan kitchen, dining and family room that has bifold doors on each side to a reception hall and a large conservatory. This is a magnificent part of the home and perfect for a large family or for social occasions. There's a ground floor bedroom suite off here too, which is ideal for guests or those with limited mobility. In the original part of the house there's also a lovely characterful dining room and beautiful sitting room, both with fireplaces. The sitting room opens onto a garden room. The connection between the house and its surroundings has been enhanced by the works the owners have done, with French oak flooring, neutral colours and quality materials. The owners love to follow the sun around and make the most of the views, eating breakfast in the east-facing reception porch and dinner in the west-facing conservatory. You can keep all the doors open when you're hosting a crowd, then close them for more intimate areas when home alone. Five additional bedrooms upstairs, plus a generous purpose-built office over the garage, means the accommodation is truly versatile and meets a wide range of needs. Altogether, combining the old and the new, the country and the city, the views and the seclusion, it's clear this is a very special place indeed.



































INFORMATION



On The Doorstep

Old Costessey and Ringland are attractive villages that have the River Wensum flowing through them. The famous artist Sir Alfred Munnings regularly visited the area and his painting 'Horses on Ringland Hills' is renowned. Both villages have churches, the Church of St Peter, St. Edmunds Church and the Church of Our Lady and St. Walstan, while the neighbouring village of Taverham has a high school and middle school, as well as Taverham Hall and Nursery. Costessey Golf Club is 1 mile away. Approximately 3 miles away, Drayton offers a Tesco and Lidl supermarket as well as a hairdressers, cafe, petrol station, post office and some good local pubs. Wensum Valley Golf Club and The Dinosaur Adventure Park are also only a short distance away.

How Far Is It To?

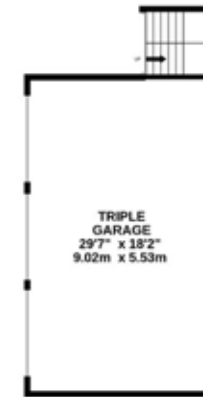
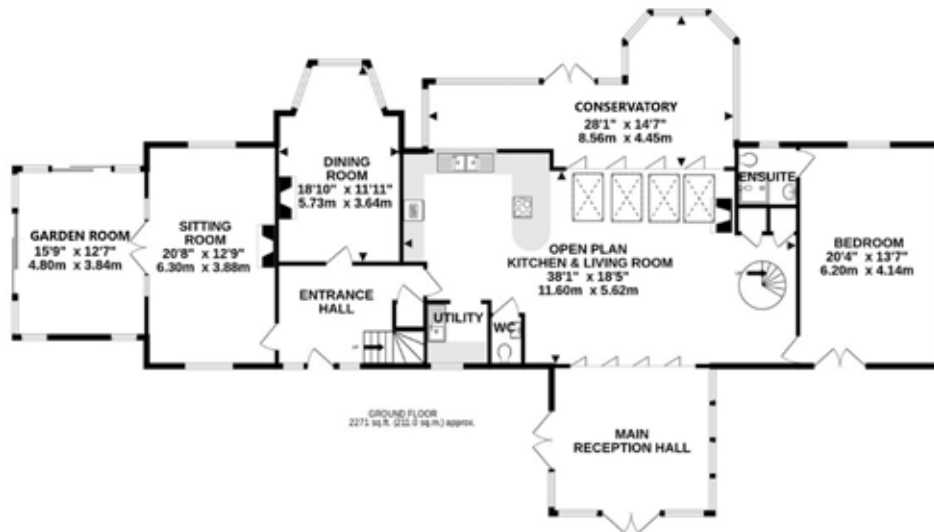
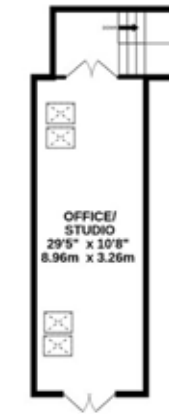
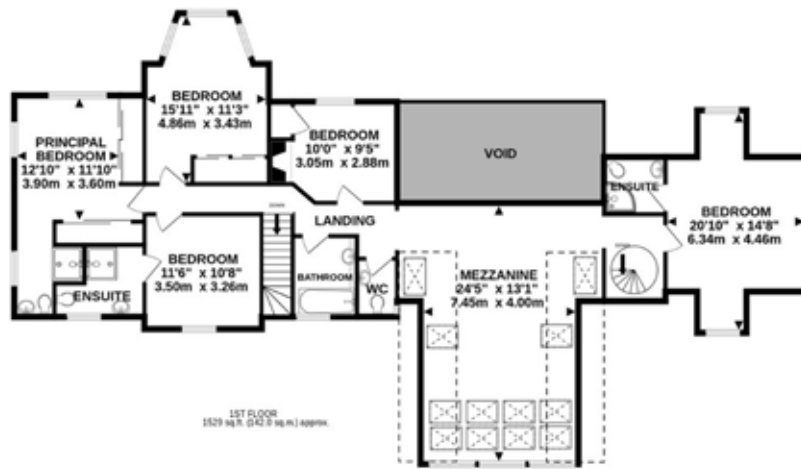
Old Costessey is located approximately 11 miles east of Dereham and 5 miles west of Norwich. The market town of Dereham hosts a Tuesday and Friday market and has a large leisure centre, a swimming pool, golf course, squash club, three-screen cinema, a large library, Morrisons and a good range of shops and restaurants. Norwich offers all that you would expect of a county capital with a wide variety of cultural and leisure facilities, a main line rail station with links to London Liverpool Street and an international airport. There is also a selection of good schools in both the public and private sectors as well as the University of East Anglia.

Directions

Leave Norwich on the Dereham Road/A1074. At the roundabout take the 3rd exit and stay on Dereham Road/A1074. Turn right onto Longwater Lane and then left onto West End. Continue straight onto Ringland Lane and after 0.5 of a mile, the property will be found on your right hand side.

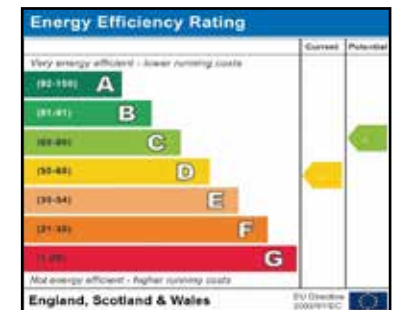
Services, District Council and Tenure

Oil Central Heating, Mains Water, Private Drainage via Septic Tank
Mobile Phone Signal - varies depending on network provider, please see www.checker.ofcom.org.uk - Vendors use Vodafone and EE
Broadband Provider and Speed- BT Halo 24mb
South Norfolk District Council - Council Tax Band G
Freehold



FLOOR AREA - HOUSE (EXCLUDING GARAGE) : 3800 sq.ft. (353 sq.m.) approx.
 TOTAL FLOOR AREA : 4778 sq.ft. (443.9 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
 Made with Metropix ©2024



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.



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit fineandcountry.com/uk/foundation



follow Fine & Country Norwich on



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

