



THE STORY OF

# 6 Ringstead Road

*Sedgeford, Norfolk*

SOWERBYS



# S 6 Ringstead Road

Sedgeford, Norfolk  
PE36 5NQ

●  
Character Cottage

Open-Plan Living

Two Double Bedrooms

Off-Road Parking

Large Garden

Uninterrupted Views

No Onward Chain  
●

Located in a sought-after village just a short drive from the stunning North Norfolk coast, this character cottage seamlessly blends traditional charm with modern living. Presented in excellent decorative order, this home offers a warm and welcoming atmosphere that is perfect for both relaxing and entertaining.

Step into the heart of the home, where the open-plan living space invites you to unwind by the feature fireplace with a wood-burning stove. The generous layout provides ample room for both cosy nights in and lively gatherings with friends and family.

The country-style kitchen is a culinary delight, featuring stylish fittings and

modern appliances. A door leads directly out to the rear garden, making outside dining a breeze and creating a seamless flow between indoor and outdoor living.

Convenience is key with a utility room and a well-appointed W.C on the ground floor, ensuring all your practical needs are met without compromising on style.

Upstairs, you will find two spacious double bedrooms, each adorned with their own charming feature fireplaces. These rooms offer a tranquil retreat at the end of the day, with plenty of space for storage and personal touches. The family bathroom is elegantly designed, providing a serene space to relax and rejuvenate.

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The exterior of the property is just as impressive as the interior. Parking is available to the front, while the large garden to the rear offers a private oasis backing onto picturesque parkland. Whether you're a gardening enthusiast, love outdoor entertaining, or simply enjoy the peace and tranquility of nature, this garden is sure to delight.



This character cottage is more than just a home; it's a lifestyle. Embrace the perfect blend of rustic charm and modern convenience in a location that offers the best of both countryside and coastal living.



Don't miss the opportunity to make this enchanting property your own.



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

# Sedgeford

IN NORFOLK  
IS THE PLACE TO CALL HOME



A popular conservation village, Sedgeford is just 2.5 miles inland from the thriving village of Heacham with its wide range of shops and facilities.

Sedgeford is home to the SHARP (the Sedgeford Historical Archaeological Research Project), a long term, independently run archaeological project, one of the largest projects in Britain and is firmly rooted in the local community. Peddars Way, a 46 mile trail full of history and tradition, which begins in Thetford, runs through Sedgeford and as far as Holme, where it connects with the Norfolk Coastal Path. Additionally, on the cusp of Sedgeford and between Snettisham and Heacham is the Wild Ken Hill project, a project to restore nature, fight climate change

and grow healthy food across a coastal farm in West Norfolk. There's also the King William IV Country Inn and Restaurant, which serves traditional ales and good pub food.

King's Lynn is 15 miles away with its many amenities including schools, shopping and leisure facilities. At King's Lynn there is a mainline train service via Cambridge to London Kings Cross - approx. 1hr 40mins. The Sandringham Estate is close, with the House, gardens and attractive walks through the woods.

The North West Norfolk coastline is within a short drive, with beautiful, long sandy beaches, and for golfing enthusiasts there is the King's Lynn Golf Club and the challenging links courses of Hunstanton and The Royal West Norfolk Golf Club at Brancaster.



Note from the Vendor



View from 6 Ringstead Road.

“The views over the paddock and neighbouring fields create a very tranquil environment.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and gas. Drainage via a shared cesspit.  
Oil central heating.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

E. Ref:- 0428-0086-6269-6305-2910

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

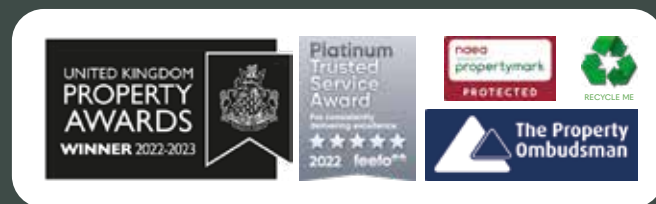
Freehold.

LOCATION

What3words: ///wiggling.develops.tips

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# SOWERBYS



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