



THE STORY OF
The Old Wheelwrights

Ringstead, Norfolk

SOWERBYS

An aerial photograph of a rural property. In the foreground, there are several stone buildings with red-tiled roofs, including a large barn conversion and a garage. The buildings are surrounded by lush green lawns and trees. In the background, there are rolling green hills and fields, some with hedges and trees. The sky is clear and blue.

S

THE STORY OF

The Old Wheelwrights

Ringstead, Norfolk
PE36 5LA

●

Detached Barn Conversion

Character Features

Kitchen/Dining Room

Sitting Room

Three Double Bedrooms

Three En-Suites

Separate WC

Immaculate Gardens

Large Driveways

Garage

●

SOWERBYS HUNSTANTON OFFICE

01485 533666

hunstanton@sowerbys.com



“This stunning three-bedroom barn conversion offers a perfect blend of character and contemporary comfort.”

Nestled in one of the area’s most sought-after villages, renowned for its friendly community, charming village store, and the award-winning Gin Trap pub, this stunning three-bedroom barn conversion offers a perfect blend of character and contemporary comfort.

Just a few minutes’ drive from the beautiful coast, this home provides an idyllic lifestyle for those who cherish both tranquillity and modern conveniences.

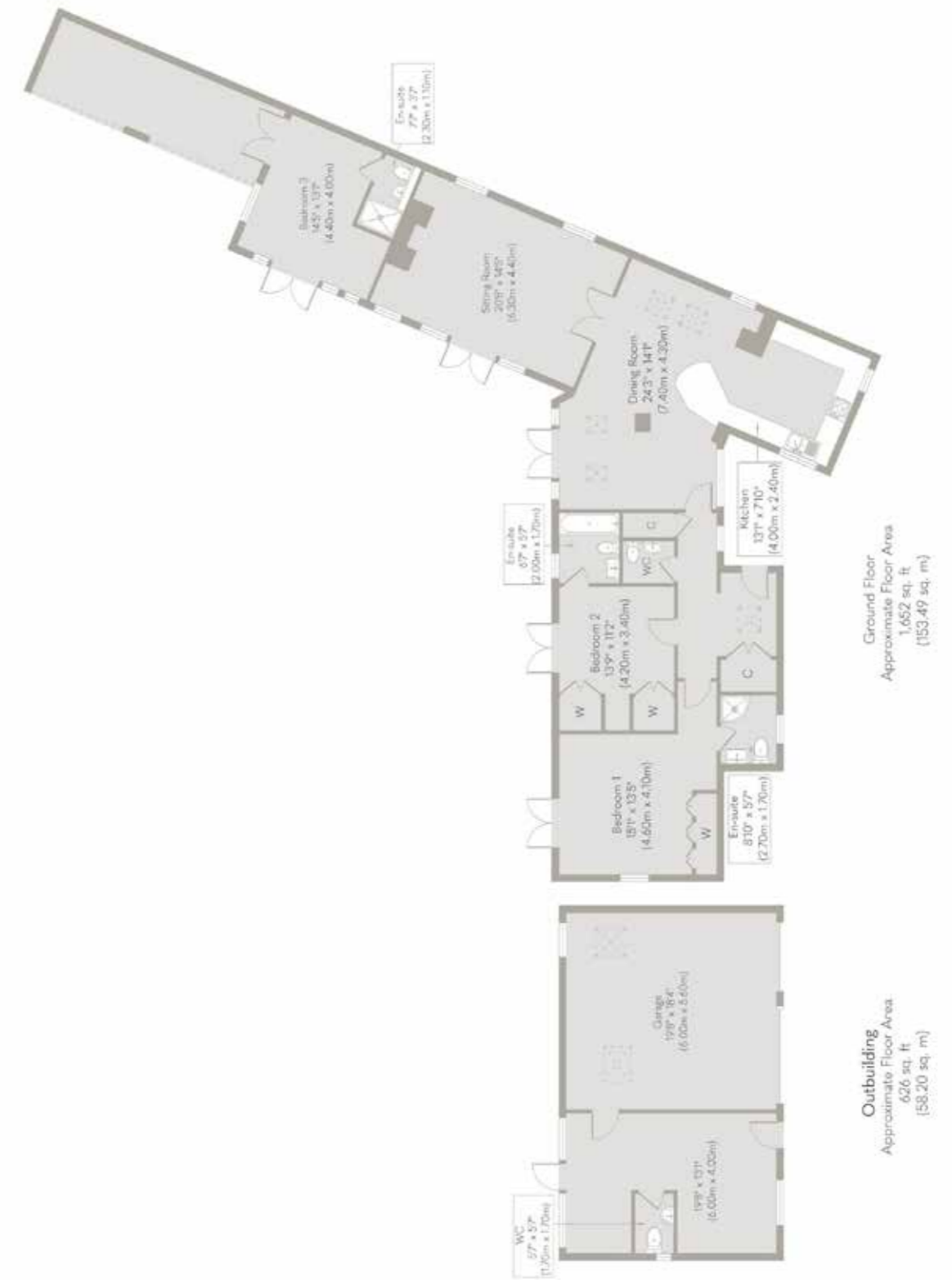
As you step inside, you are welcomed into an expansive open-plan kitchen/dining room, equipped with sleek, modern fittings and appliances.

This space seamlessly flows into the cosy sitting room, creating an ideal environment for entertaining friends and family or enjoying peaceful evenings at home.





The property boasts three generously sized double bedrooms, each featuring its own en-suite bathroom, ensuring privacy and convenience for all residents and guests. An additional guest W.C. is also available, adding to the home's practicality.



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.

Outside, the large driveway and detached garage provide ample parking and storage space. The patio area is perfect for al-fresco dining, where you can savor meals while soaking in the serene views of the surrounding fields. The well-maintained lawn offers a safe and spacious area for children to play, making this home perfect for families.



Living here means embracing a unique blend of rural charm and modern luxury, with all the amenities of the village and the coast just moments away. Don't miss the opportunity to make this exquisite barn conversion your new home.





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



“Living here means embracing a unique blend of rural charm and modern luxury.”

SOWERBYS



SERVICES CONNECTED

Mains water and electricity. Oil fired central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

D. Ref: 0146-2824-6778-9926-5735

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: ///rejoined.loads.twinkling

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL