



THE STORY OF

# 2 Top End Cottage

*Ringstead, Norfolk*

SOWERBYS



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Ringstead, Norfolk  
PE36 5JS

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Deceptively Spacious Detached Property

Kitchen/Dining Room

Sitting Room

Utility Room

Downstairs W/C

Three Bedrooms, Three Bathrooms

Off-Road Parking

Attractive Garden

Chain Free

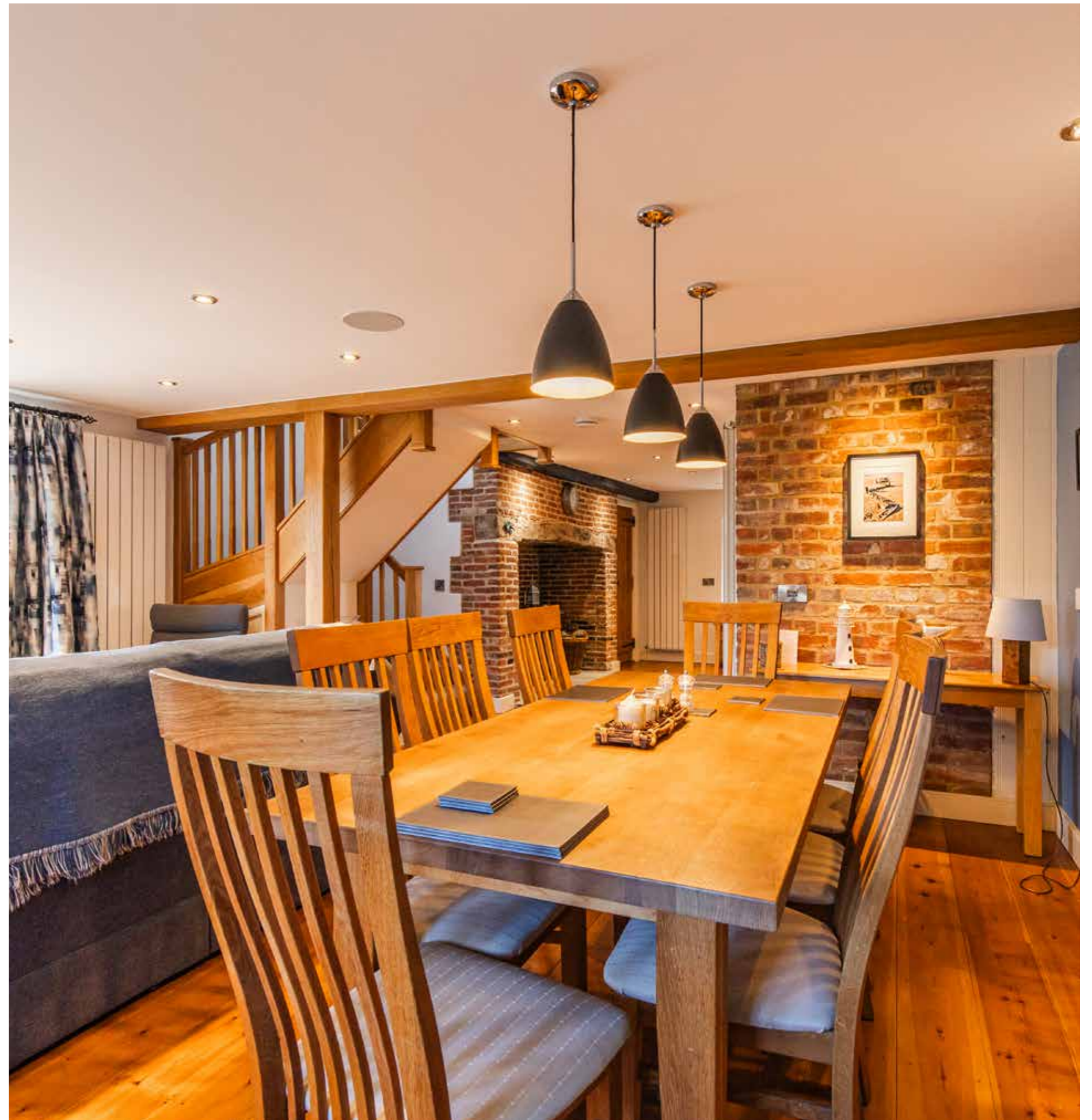
Close Distance to the Coast

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**SOWERBYS HUNSTANTON OFFICE**

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Welcome to your dream home, a beautifully renovated detached property that seamlessly blends traditional charm with modern comforts. Nestled just a few minutes' walk from the heart of the village, you'll find yourself steps away from the award-winning pub, The Gin Trap, where you can enjoy delightful evenings in a cosy, friendly atmosphere. Additionally, you are only a short drive from some of Norfolk's finest beaches, making this location perfect for seaside escapes and tranquil countryside living.

Upon entering, you'll be greeted by a spacious kitchen breakfast room, featuring a central island and a charming feature fireplace. This space flows effortlessly into the dining room, where French doors open to the picturesque garden, perfect for al-fresco dining and summer gatherings. The separate, generously-sized sitting room provides a comfortable retreat for relaxation, while the utility room and downstairs W.C. offer added convenience.

Upstairs, the property boasts three double bedrooms, each with its own ensuite, ensuring privacy and comfort for all residents. The attention to detail in the renovation is evident throughout.

Outside, parking is available at the front of the property, while the enclosed rear garden offers a serene escape with its mostly lawned area, patio, and stunning views over the surrounding farmland. Whether you're entertaining guests, enjoying a quiet morning coffee, or simply unwinding after a long day, this outdoor space provides the perfect backdrop.

Living here, you'll enjoy the best of both worlds – the vibrant village life with its charming amenities and the peace and beauty of the Norfolk countryside and coast. Don't miss the opportunity to make this exceptional property your new home.



Traditional charm with  
modern comforts.





First Floor  
Approximate Floor Area  
873 sq. ft  
(81.06 sq. m)



Ground Floor  
Approximate Floor Area  
983 sq. ft  
(91.30 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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# Ringstead

A QUINTESSENTIAL  
NORFOLK VILLAGE

A small village, slightly inland from Hunstanton, Ringstead has a good village shop combined with a large antique centre. There is a garden centre, village hall, and the popular Gin Trap pub and restaurant.

Just a mile from the coastal road, Ringstead has great connections to many popular coastal towns, with both Hunstanton and Thornham approximately three miles away, and Old Hunstanton approximately two miles away. Keep following this road along for easy access to further popular coastal towns including Brancaster and Wells-Next-The-Sea.

Hunstanton is a traditional, unspoilt coastal town, the perfect spot to enjoy a walk on the beach and a tasty fish and chip supper.

Thornham may just be the quintessential Norfolk coastal bolthole. With plenty of brick and flint cottages and larger period homes just a short walk from the water's edge and nature reserve. Dig a little deeper and you'll also discover it is a fantastic foodie hotspot with a clutch of award winning pubs and eateries, along with a boutique retail park.

It's easy to see why Old Hunstanton is so popular with holidaymakers and full time residents alike. Perhaps set off for a walk along the coastal path, and at the end of the day save your tired legs by getting the regular Coasthopper bus home. Golfers are spoilt for choice, with the fantastic links course at Hunstanton Golf Club in the village, and Royal West Norfolk Golf Club's championship course just a few miles away at Brancaster.



## Note from Sowerbys



“Living here, you’ll enjoy the best of both worlds – the vibrant village life and the peace of the Norfolk countryside and coast.”



### SERVICES CONNECTED

Mains water and electricity. Air source heating. Drainage via treatment plant.

### COUNCIL TAX

Band C.

### ENERGY EFFICIENCY RATING

To be confirmed.

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: [///caskets.stormy.slugs](https://www.what3words.com/#!/en-gb////caskets.stormy.slugs)

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# SOWERBYS

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

Nelson's  
Journey

 St Martins  
more than a home  
for the homeless

 mind  
Norfolk and  
Waveney

 Cancer  
Charity  
— EST. NORFOLK 1983 —

 East Anglian  
Air Ambulance

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