



INTRODUCING

Plot One, Jacob's Yard

Ringstead, Norfolk

SOWERBYS

Land & New Homes Specialists



INTRODUCING

Plot One, Jacob's Yard

11 Chapel Lane, Ringstead, Norfolk
PE36 5JX

Share of Ownership
From Just 25% to 75%

Rent Contribution on
Remaining Share

Cart Lodge and
Off-Road Parking

Enclosed South-Facing
Rear Garden

Cottage-Style Semi-
Detached Home

Accommodation in the
Region of 1,109 Sq. Ft.

Three Bedrooms

Principal Bedroom
with En-Suite

Sociable Open-Plan Lifestyle

SOWERBYS HUNSTANTON OFFICE

01485 533666

hunstanton@sowerbys.com

Stood handsomely off the passing lane, Plot One is a charming cottage-style, three bedroom semi-detached home; your perfect place to retreat and enjoy an enviable rural-coastal setting.

A sociable open-plan layout beckons and creates an informal setting to relax and enjoy the company of others.

Upstairs and the principal bedroom is complemented by an en-suite, whilst the family bathroom is shared by the two further double bedrooms, a great stay for eager visiting guests.

The front of this home is framed by a pathway and you are welcomed with off-road parking, which includes a covered timber cart lodge with built-in garden storage. To the rear a mix of woven and timber fencing surrounds the lawned south-facing garden.





First Floor
Approximate Floor Area
565 sq. ft
(52.50 sq. m)



Ground Floor
Approximate Floor Area
840 sq. ft
(78.00 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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 RURAL-COASTAL
NORFOLK VILLAGE

Quietly tucked away on the beautiful fringes of the idyllic North Norfolk heritage coastline, amidst a patchwork of rolling farmland fields, rests the quintessential village of Ringstead. Designated an Area of Outstanding Natural Beauty, and arguably one of North Norfolk's best kept secrets, this charming rural spot envelopes one with a sense of timeless serenity of a bygone era.

Steeped in history, the village is rich with listed buildings, including the renowned village inn which has reputedly been serving farmers, traders, fishermen and smugglers since 1668. Now however The Gin Trap Inn and the General Store are at the heart of village life, serving locals as well as passing ramblers enjoying their Peddars Way exploration of the stunning coastline.

At the top end of the village, as the road north forks one way toward the beautiful coastal villages of Thornham and Holme-next-the-Sea, or the other way toward the appeal and amenities of the Victorian seaside destination of Old and new Hunstanton, the fields gently fall away to expose vantage views of the nearby North Sea on the horizon.

To the southern outskirts of the village the Ringstead Downs, one of the largest remaining areas of chalk grassland in the county - with its steep-sided valley, supports a diverse range of plant and animal species, known to include around twenty species of butterfly.



Note from Sowerbys



“This cottage-style property could easily be your forever rural-coastal home.”

SERVICES CONNECTED

Mains water and electricity. Drainage to a treatment plant.
Heating via an air source heat pump. Ground-floor underfloor heating.

ENERGY EFFICIENCY RATING

B. Ref:- 2734-0236-1300-0220-9226

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.

LOCATION

What3words: ///mows.legs.unfocused

TENURE

Leasehold, 125 years remaining.

AGENT'S NOTE

A Management Company has been established to run and maintain the shared services of which control will then be passed to the residents for them to manage and run once completed. Initial Annual Payment required of £250.

V & F HOMES

Full market value of £490,000. Share range of 25% to 75%.
Rent charge on unowned share of 2.75%.

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

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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