



INTRODUCING

Skipper Lodge

Ringstead, Norfolk

SOWERBYS

Land & New Homes Specialists

S

INTRODUCING

Skipper Lodge

High Street, Ringstead, Norfolk
PE36 5JU

Barn Style Semi-Detached New Home with
Accommodation in the Region 1,629 Sq. Ft.

Three / Four Double Bedrooms

Desirable North Norfolk Location

Principal Bedroom with En-
Suite and Balcony Terrace

Sociable Open-Plan Accommodation

Home Office or Fourth Bedroom

Integral Garage and Off Road Parking

Enclosed Rear Garden

Close to Amenities and North Norfolk Coast

SOWERBYS HUNSTANTON OFFICE

01485 533666

hunstanton@sowerbys.com





Set within a thoughtfully designed development in the Norfolk countryside, Swallowtail Lodge is a contemporary home that blends clean architectural lines with high-quality finishes and practical, modern living. Built with longevity and efficiency in mind, the property offers a reassuring sense of quality from the moment you arrive, from the traditional brick and Carrstone elevations through to the considered interior detailing.

At the heart of the home is a generous open-plan kitchen, dining and sitting space, designed to suit everyday life as well as entertaining. The shaker-style kitchen, finished in a calm Sage Green, is paired with Quartz Bianco Tacana worktops and a suite of integrated Neff appliances, including a ceramic hob with downdraft extractor and a wine cooler. A Quooker boiling water tap and undermounted stainless steel sink add to the practical appeal, while engineered oak flooring runs seamlessly underfoot, creating a cohesive feel across the ground floor. The wood-burning stove brings warmth and character, making this a space to enjoy year-round.

The specification throughout reflects a focus on comfort and efficiency. An air source heat pump, underfloor heating to the ground floor with individual zones, and electric underfloor heating to bathrooms ensure consistent warmth, while high levels of insulation and modern glazing contribute to low running costs. Lighting and power have been carefully considered, with dimmable LED lighting, USB sockets, and fibre-optic broadband already in place.

The accommodation offers flexibility for modern lifestyles, with space well suited to home working as well as family life. Bedrooms are well proportioned and served by contemporary bathrooms featuring Duravit sanitaryware, Hansgrohe chrome fittings, large-format tiling and heated towel rails, all finished in a clean, neutral palette.

Outside, the landscaped rear garden provides a straightforward, low-maintenance space with lawn and paved terrace, ideal for relaxed outdoor use rather than high upkeep. Practical touches such as external power sockets, lighting, and hot and cold taps reflect the overall attention to detail. A garage with light and power, along with electric vehicle charging provision, adds further everyday convenience.

Covered by a 10-year Premier structural warranty and a comprehensive builder's warranty, Swallowtail Lodge offers peace of mind alongside modern design, making it a well-balanced home for those seeking contemporary living in a Norfolk setting.





First Floor



Ground Floor

GROUND FLOOR

Kitchen/Dining/Sitting Room
34'5" x 29'2" (10.50m x 8.90m)

Bedroom Four/Study
12'10" x 11'6" (3.90m x 3.50m)

FIRST FLOOR

Bedroom One
13'1" x 12'6" (4.00m x 3.80m)

Bedroom Two
15'9" x 10'6" (4.80m x 3.20m)

Bedroom Three
16'9" x 9'10" (5.10m x 3.00m)

Approximate Floor Area 1,629 sq.ft. / 151.40 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.

Copyright V360 Ltd 2026 | www.houseviz.com

Ringstead

WHERE COUNTRYSIDE CHARM MEETS COASTAL BEAUTY

Ringstead is a delightful North Norfolk village that perfectly blends rural tranquillity with easy access to the stunning coastline. Surrounded by rolling countryside and scenic walking trails, it offers a peaceful retreat while remaining well connected to the renowned sandy beaches of Old Hunstanton and Holme-next-the-Sea, both just a few miles away. The village is set within an Area of Outstanding Natural Beauty, making it a haven for walkers, cyclists, and nature lovers. Nearby, the Peddars Way, an ancient Roman road, provides excellent walking routes through the Norfolk landscape, while Ringstead Downs, a local nature reserve, offers breathtaking views and rich wildlife.

Despite its rural charm, Ringstead benefits from a strong and welcoming community, centred around its popular pub, a traditional 17th-century inn known for its excellent food and selection of gins. The village also has a well-stocked village store, offering fresh produce, essentials, and local delicacies.

For those seeking further amenities, the vibrant seaside town of Hunstanton is just four miles away, featuring supermarkets, independent shops, cafés, and restaurants, as well as leisure facilities such as a golf course, a leisure centre, and the Sea Life Sanctuary. The charming market town of Burnham Market, often referred to as 'Norfolk's Chelsea,' is a short drive away, boasting boutique shops, high-end restaurants, and traditional village greens.

The North Norfolk coastline, is within easy reach, offering endless opportunities for exploration. The beaches at Brancaster, Thornham, and Wells-next-the-Sea provide stunning scenery, while Titchwell Marsh and Holme Dunes nature reserves are perfect for birdwatching and wildlife spotting.

Ringstead offers countryside beauty, coastal proximity, and a strong community, ideal for a relaxed village lifestyle with excellent amenities.



Note from Sowerbys



Skippers Lodge

“The wood-burning stove brings warmth and character, making this a space to enjoy year-round.”



SERVICES CONNECTED

Air source heat pump with underfloor heating to ground floor, radiators to first floor.
Electric underfloor heating to bathrooms. Mains water and electricity, drainage to a water treatment system.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

When completed, the property will have a SAP assessment as part of building regulations.
Projected EPC rating of B

TENURE

Freehold.

LOCATION

What3words: ///villager.presuming.statement

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

Land & New Homes Specialists

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

