



Royal Hill
76 The Street | Ringland | Norfolk | NR8 6AB

PAST AND PRESENT COMBINE



“All is not as it seems at this fabulous character property, nestled in the pretty and verdant village of Ringland. The handsome home, with its eye-catching good looks, has the feel of centuries gone by, but is actually a modern property. Beautifully built and finished by a skilled craftsman using reclaimed materials, it gives you the best of past and present alike and is a much-loved and well-maintained family home in a superb, rural setting.”



KEY FEATURES

- A Handsome Detached Property with Spectacular Field Views in the Village of Ringland
- The Accommodation is Spread Over Three Floors
- Five Bedrooms; Two Bath/Shower Rooms
- Kitchen/Breakfast Room and Cellar
- Two Reception Rooms plus a Snug and Study
- Gated Driveway with Plenty of Parking and a Single Garage
- Beautiful Landscaped Rear Garden overlooking Fields
- The Accommodation extends to 2,086sq.ft
- Energy Rating: F

A true one off, this is a home that stops you in your tracks, with real wow factor. It's a stunning place, inside and out, and has been built with such care and attention to detail to stand the test of time. If you didn't know the home was a modern property, you'd think it had stood here for centuries, such is the quality of the materials and workmanship.

Standing Out From The Crowd

The property was built in 1975 by a carpenter and cabinet maker. He specialised in working with reclaimed oak and put his knowledge and skill to good use here, scouring the county to find oak and features from old Norfolk halls that were being demolished or converted and using them to great effect here, from the solid oak front door that wouldn't look amiss on a Tudor manor, to the wide oak boards in the sitting room. The carpenter did the work for himself, to use this as his family home, so no expense has been spared – you can admire the handmade oak leded windows. When he moved on, the next owners converted the loft, adding two bedrooms and a shower room. When the current owners came to view the property in 1999, looking for a long-term home and place in which to raise a family, they walked through the front door and knew right away this was the one! One of them loves the charm of period properties and the other loves low maintenance modern homes – they both got exactly what they wanted and it's been a very happy home ever since. Today it comes to the market well maintained and stylishly decorated in Farrow & Ball colours, with a flat finish in keeping with the style of the house and a fabulous Kestrel Oak kitchen, which the current owners had installed in 2010.





KEY FEATURES

An Exciting Opportunity

As their children fly the nest, the owners have decided to downsize, and this means another couple or family can embrace the lifestyle on offer and call this wonderful place their own. It's a sociable home, with spacious, well-proportioned rooms all boasting plenty of character. The owners love hosting family gatherings in the bright and dual aspect sitting room, with a fire blazing away on cold winter nights. The kitchen is a really generous size with room for informal dining, and double doors to the southeast. There's also a formal dining room, although you could use this as a playroom or family room if preferred. Adding to the flexibility, there's a nice little snug that the owners' children have used when they have hosted friends, so the house can comfortably accommodate different groups at the same time, and there's always a quiet corner to be found somewhere. There are five bedrooms and a study spread over the first and second floors, sharing a shower room and stunning bathroom with a feature rolltop bath that perfectly suits the house. The views are gorgeous, looking down the garden to open farmland to the rear and across the trees to the front.

A Peaceful Place

Outside, the house is situated nicely within the plot, with ample parking on the drive and a useful garage. The garden is a really good size, pretty and well planted, designed to offer enjoyment but to be low maintenance. There's lots of space out here, so it's lovely and secure for children playing, gets plenty of sun throughout the day and also has room for a keen gardener to add more beds and planting if required. This is a truly exceptional setting – you're part of the community, but the surroundings feel incredibly rural. There are glorious walks on the doorstep, yet when you hop in the car, Taverham is just down the road, as is Longwater. One of the owners worked at the university, which is a ten-minute drive, while the city centre is only 20 minutes from here. You're well placed for access to the A47 and to the Broadland Northway, and buses pick up for the local schools.

































INFORMATION



On The Doorstep

Ringland is an attractive village that has the River Wensum flowing through it. The famous artist Sir Alfred Munnings regularly visited the area and his painting 'Horses on Ringland Hills' is renowned. The village itself boasts the Church of St Peter, while the neighbouring village of Taverham around a mile away, has a high school, middle and infant school, as well as Taverham Hall and Langley Prep School which is literally up the hill from the house. You will also find a Lidl supermarket, Taverham Garden Centre and a Veterinary practice. Approximately 3 miles away, Drayton offers a Tesco's supermarket, as well as a hairdresser, cafe, petrol station, post office, doctors surgery and some good local pubs. Wensum Valley Golf Club and The Dinosaur Adventure Park are also only a short distance away.

How Far Is It To?

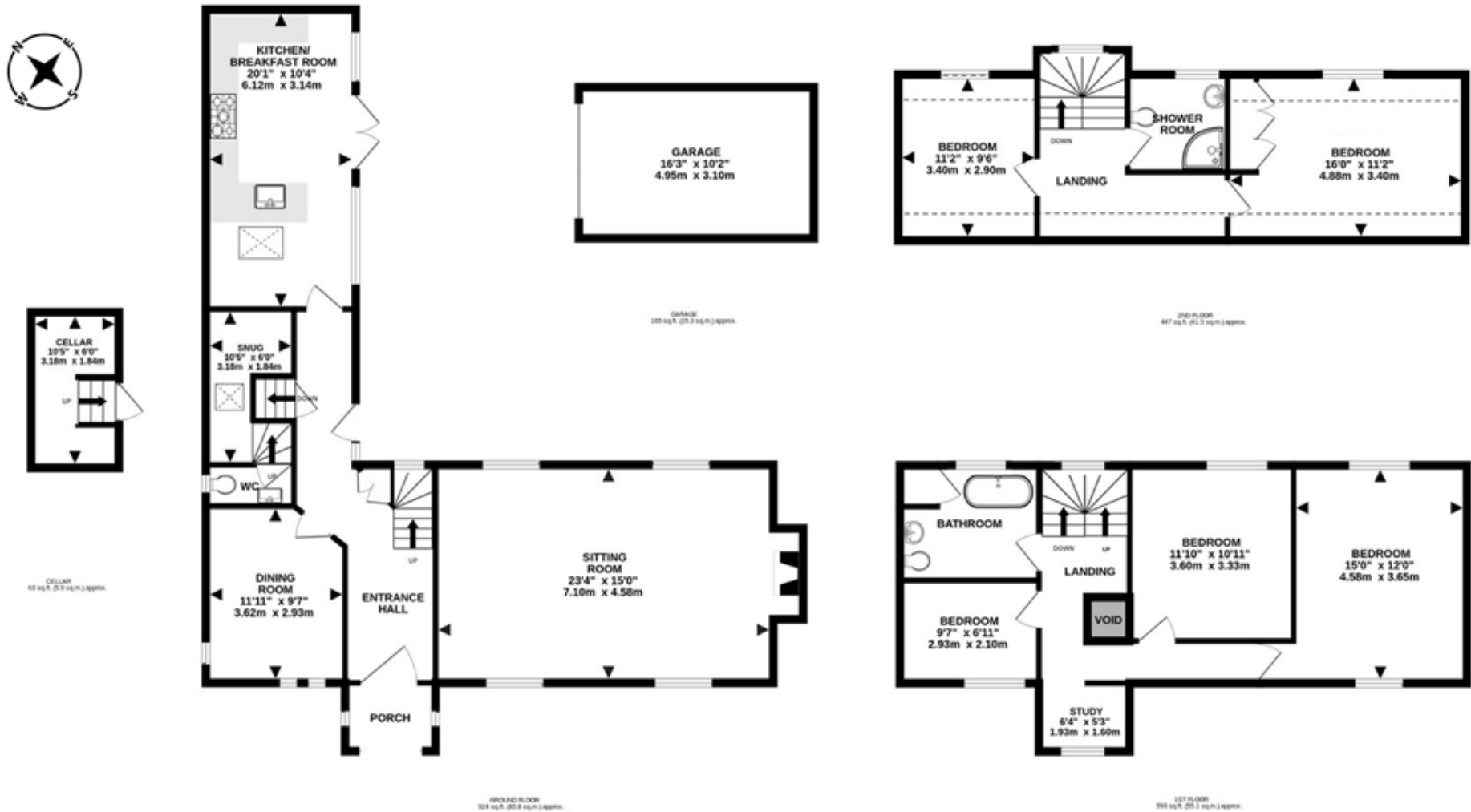
Ringland is located approximately 8 miles from Norwich, which offers all that you would expect of a county capital with a wide variety of cultural and leisure facilities, a main line rail station with links to London Liverpool Street and an international airport. There is also a selection of good schools in both the public and private sectors as well as the University of East Anglia. The market town of Dereham is 11 miles distant and hosts a Tuesday and Friday market. It has a large leisure centre and there is a swimming pool, golf course, squash club, three-screen cinema, a large library, Morrisons and a good range of shops and restaurants.

Directions

Leave Norwich on the A1067 signposted Fakenham. Continue forward onto Drayton High Road passing through Drayton and entering Taverham. Turn left onto Beech Avenue and then bear right onto Ringland Road. Continue to the village of Ringland turning right in front of the Swan Inn onto The Street, after approximately 500 yards number 76 can be found on your right hand side clearly signposted with a Fine & Country For Sale Board.

Services, District Council and Tenure

Oil Central Heating, Mains Water, Private Drainage via Septic Tank
Broadband Available - Fibre to Premises - vendor uses EE
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
Broadland District Council - Council Tax Band E
Freehold



FLOOR AREA - HOUSE (EXCLUDING GARAGE) : 2086 sq.ft. (188.3 sq.m.) approx.
TOTAL FLOOR AREA : 2191 sq.ft. (203.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement.
This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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