



Pitt Farm
24 The Street | Ringland | Norfolk | NR8 6BF

WHERE THE GRASS IS GREENER



“In an idyllic and attractive setting on the village green, this former farmhouse is a true delight.

Packed with character, enormously spacious and very flexible,

it has the versatility to rise to every occasion and meet every stage of family life with aplomb.

A charming private garden backs onto countryside and glorious walks, yet when you need to get to the shops or to work, you'll find yourself less than 10 minutes from supermarkets and 20 minutes from the city centre.”



KEY FEATURES

- A Handsome Period Home with a Georgian Frontage situated on the Village Green in Ringland
- Five Bedrooms and a Sixth Room used as an Office
- Three Bath/Shower Rooms, Two of which are En-Suite
- Kitchen/Breakfast Room with Separate Utility and WC
- Three Reception Rooms and a Study
- The Landscaped Gardens include Seating and Dining Areas as well as a Bespoke Garden Art Studio
- Carriage Driveway provides Plenty of Parking
- The Accommodation extends to 3,562sq.ft
- Energy Rating: E

An enviable home in a beautiful position, this period residence has lots of original features but has also been lovingly updated by the current owners to create a superb family abode. Comfortable and welcoming, it offers ample space, plus peace and quiet, easy access to the countryside and the river, yet it's close to all amenities too.

Putting Down Roots

The property dates back to 1660 in its oldest parts, with a Georgian frontage added around 1800 and the rear extended in 1850. The current owners have added to that and have done works to the property including a new roof, bathrooms and more. The farmhouse is found facing the village green where there was formerly a pond, hence the name, Pitt Farm. It's set well back from the road, with a carriage driveway offering plenty of parking. The owners came here when they were moving up from London, looking for a change of lifestyle and a place in which to raise their young children. As soon as they saw this, they knew it was the one for them, and it's been a happy home to the family ever since, with many memories made throughout the years.

A Warm Welcome Awaits

This is a large house but it has a very cosy and intimate feel. You have a lovely blend of timbered spaces and light and elegant receptions, thanks to the way the house has evolved throughout the centuries. The Aga kitchen is part of the original farmhouse and has oak beams, while the sitting room has a dual aspect, pretty fireplace and feature arches either side of the chimneybreast. There's a fabulous inglenook in the dining room too. A further reception room, once a studio, then a playroom and now a family room, offers versatility, and there's also a study for those working from home. A utility room and cloakroom complete the ground floor.





KEY FEATURES

Upstairs, there are four good size doubles on the first floor and a fifth double on the top floor. Two of these are en-suite, with the rest sharing the family bathroom. Next door to which is an airing cupboard housing the hot water tank. The last room could be a sixth bedroom, albeit a single, but also works well as a study or nursery. There is also fully accessible loft space with lots of room for storage. Outside the owners have built a bespoke art studio, which offers a further option for anyone working from home and is a very desirable hobby space too.

A Lovely Location

The garden is a good size and has been designed to be as easy to care for as possible. There are several seating and dining areas, making the most of the light at different times of the day. It's very secluded out here and wonderfully peaceful too, as this is a quiet village with little passing traffic. There's plenty of space in the garden for children to play, or for anyone with green fingers to add further planting. A gate at the back leads to a footpath, so you can walk your dog straight from your front or rear garden. The land around here forms a Site of Special Scientific Interest, so it's a fantastic area for wildlife, with deer roaming the fields and many different kinds of garden birds and birds of prey. There are also water birds at the river green further down the village. Celebrated artist Alfred Munnings often painted his horses on Ringland Hills and Royal Hill, both neighbouring the houses here. There's even a rare chalk stream running through the village. The owners confirm that people here are a friendly bunch and you'll be made to feel most welcome. There are classes and groups at the village hall and there's a pub about to open, run by a highly-regarded group who operate some of the county's most popular gastropubs. You're about 5-10 minutes from several supermarkets and just over 10 minutes from the hospital and university. The village is just a few minutes from both the Royal Norwich Golf Club and the county's top tennis centre at Easton, which has eight indoor courts plus four outdoor clay courts. With the attractive, historic and vibrant city of Norwich also close at hand. Those who travel regularly for work will find the farmhouse incredibly well located, near to the airport and to the main roads out of the county.





























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 has a high school and middle school, as well as Langley Prep School at Taverham Hall. Approximately 3 miles away, Drayton offers a Tesco's and Lidl supermarket, as well as a hairdresser, cafe, petrol station, post office and some good local pubs. Sainsbury's, Aldi and M&S Food Hall are within an easy drive of ten minutes or less and even Waitrose is only 12 minutes away. Wensum Valley Golf Club and The Dinosaur Adventure Park are also only a short distance away.

How Far Is It To?

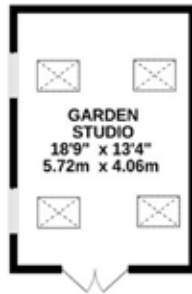
Ringland is located approximately 8 miles from Norwich, which offers all that you would expect of a county capital with a wide variety of cultural and leisure facilities including one of the largest and oldest permanent outdoor markets, two shopping malls, as well as a Jarrolds and John Lewis store along with independent boutiques, theatres, galleries, cinemas, pubs, bars and restaurants. Along with two cathedrals and 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.

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 right onto Ringland Road. When you enter the village to the right of The Swan Pub, the property will be found on the right behind a low flint wall facing the village green.

Services, District Council and Tenure

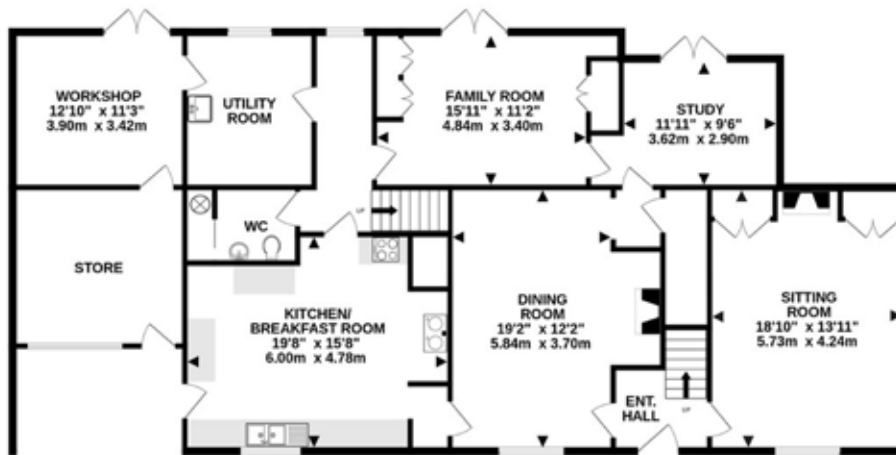
Oil Central Heating, Mains Water, Private Drainage via Septic Tank
Super Fast Broadband Available - Fibre to Premises - Vendor uses BT
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
Broadland District Council - Council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



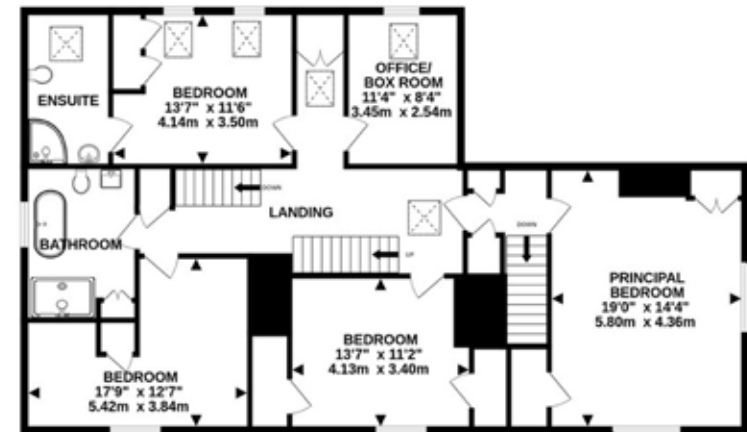
STUDIO
251 sq.ft. (23.3 sq.m.) approx.



2ND FLOOR
352 sq.ft. (32.7 sq.m.) approx.



GROUND FLOOR
1879 sq.ft. (173.8 sq.m.) approx.



1ST FLOOR
1340 sq.ft. (124.5 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING STUDIO) : 3562 sq.ft. (330.7 sq.m.) approx.
TOTAL FLOOR AREA : 3813 sq.ft. (354.3 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lowest running costs		
(94-100) A		
(81-93) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		76
	54	
England & Wales		EU Directive 2002/91/EC
www.bpecs.com		

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Fine & Country Norwich
12-14 Queen Street, Norwich, Norfolk, NR2 4SQ
01603 221888 | norwich@fineandcountry.com

