



THE STORY OF

# 4 Chapel Lane

*Ringstead, Norfolk*

**SOWERBYS**

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THE STORY OF

# 4 Chapel Lane

Ringstead, Norfolk  
PE36 5JX

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- Detached Family Home
- Spacious Accommodation
- Sitting Room
- Dining Room
- Conservatory
- Two Double Bedrooms
- Beautifully Finished
- Ample Parking
- Fantastic Location
- 

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“We’ve loved sitting in the conservatory and relaxing with a coffee...”

For 50 years, 4 Chapel Lane has been a spacious and comfortable family home, tucked away on a quiet lane. In the heart of the village, it’s allowed its owners to become part of the local community.

The hub of any home is the kitchen and never more so than here, where the owners have entertained family and friends alike over the years. The dining room has offered an extra space, not just to dine but to get away from the hustle and bustle of daily life. Alternatively it

could make a superb, light-filled study or home office.

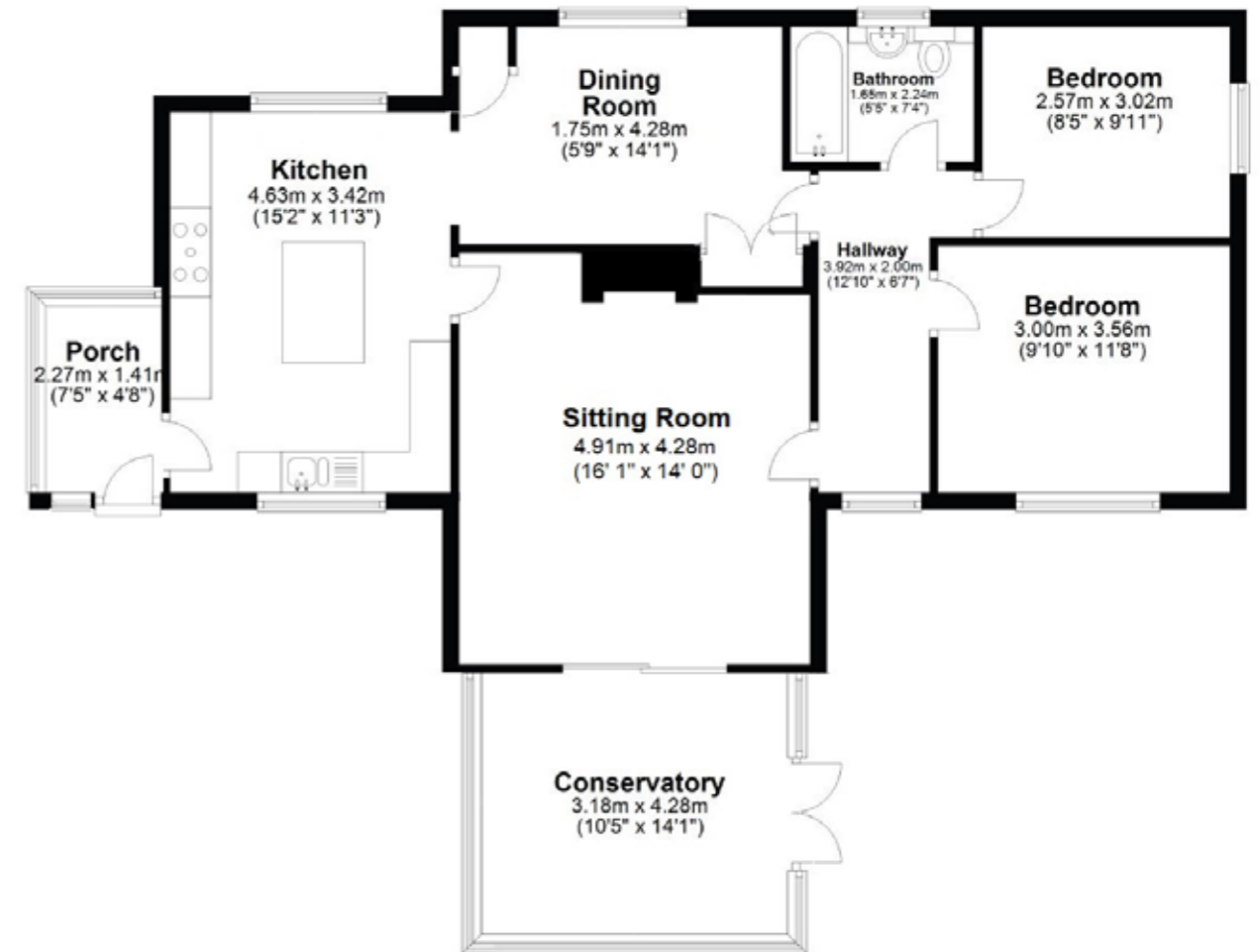
The large sitting room is so versatile and is also flooded with natural light from the patio doors which open to the conservatory. Surrounded by gardens on three sides, the conservatory enjoys a lovely southerly aspect and is the perfect spot to sit and take in the surroundings.

The property’s two double bedrooms share the family bathroom.





Approx. 82.4 sq. metres (886.9 sq. feet)



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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The private, south facing garden has been thoughtfully planted and lovingly cared for by the current owners, creating an attractive haven. With a large patio it's the perfect space to have a barbecue and entertain guests in the summer, and the lawn provides ample space for children and dogs to play.

To the front there's plenty of parking space on the driveway.

Just moments from the village store and the popular Gin Trap Inn, 4 Chapel Lane is perfectly positioned for its new owner to fall in love with it and begin making their own memories.





ALL THE REASONS

# Ringstead

IN NORFOLK  
IS THE PLACE TO CALL HOME



A small village, slightly inland from Hunstanton, Ringstead has a good village shop combined with a large antique centre.

canny investment as the route was later to become the most profitable in the country.

Holidaymakers still Mecca to Hunstanton, many staying at Searles Leisure Resort which opened as a caravan park in 1936. Wile away an afternoon on the water with a boat trip on its Wash Monster, ride the carousel at the fairground or keep it traditional and feed the penny slots at the arcades. The town's Princess Theatre, renamed in the 80s in honour of Lady Diana Spencer, features a year-round programme of live performances, film screenings plus a seasonal panto. Golfers of all ages can try their hand with a mini golf course and pitch and putt on the cliff-top, plus a renowned Links course in neighbouring Old Hunstanton.

Facing west across The Wash, 'sunny Hunny' as the locals fondly call it, is famous for its incredible sunsets and in the summer months it's customary to head to the green, beach or one of the Victorian squares to watch the daylight slowly fade.

There is a garden centre, village hall, and the popular Gin Trap pub and restaurant.

The village is near to the north Norfolk coast with its many attractions. The Hunstanton Golf Club and the Royal West Norfolk Golf Club are both relatively close-by.

Hunstanton is a traditional, unspoilt coastal town, the perfect spot to enjoy a walk on the beach and a tasty fish and chip supper, but for those lucky enough to call it home, this Victorian gem has so much more to offer.

Established in 1846 by Henry Le Strange as a bathing resort designed in a Victorian Gothic style, the esteemed townsman wisely led the development of a railway from King's Lynn to enable day-trippers to reach the 'new town' – a



Note from Sowerbys



Ringstead Downs

“Walking on the Downs is a favourite and being only a five minute drive from Old Hunstanton Beach has been wonderful...”

SOWERBYS



### SERVICES CONNECTED

Mains electricity and water. Oil fired central heating.

### COUNCIL TAX

Band C.

### ENERGY EFFICIENCY RATING

E. Ref:- 2211-2362-6891-7161-9105

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: ///reporters.track.laugh

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# SOWERBYS



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