



THE STORY OF  
**Cinder Cottage**

*Ringstead, Norfolk*

**SOWERBYS**

S

THE STORY OF

# Cinder Cottage

33 Foundry Lane, Ringstead,  
Norfolk, PE36 5LE



- No Onward Chain
- Perfect Lock Up and Leave
- Three Double Bedroom
- Family Bathroom, En-Suite and Downstairs WC
- Character Cottage
- Field Views
- Off-Street Parking
- Electric Car Charger
- Immaculate Condition Throughout



SOWERBYS HUNSTANTON OFFICE  
01485 533666  
hunstanton@sowerbys.com



“...lifestyle of comfort and calmness.”

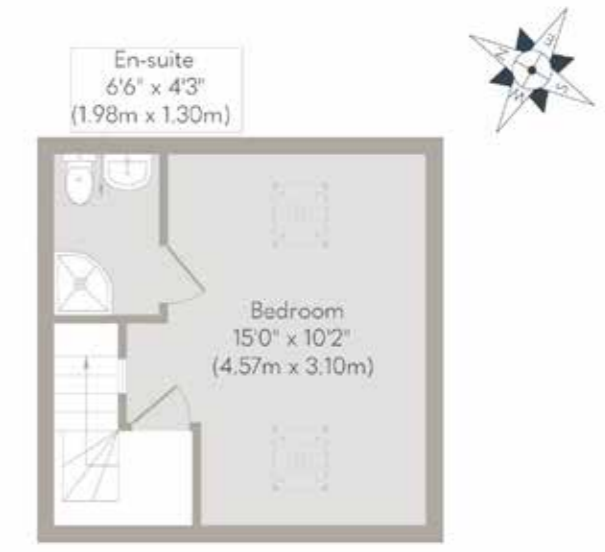
Nestled within the charming village of Ringstead in North Norfolk, Cinder Cottage exudes warmth and charm at every turn. This flint cottage has previously undergone a meticulous renovation, showcasing an impeccable standard of craftsmanship and contemporary design. Decorated with tasteful furnishings and modern conveniences, it promises a lifestyle of comfort and calmness.

Step inside to discover an inviting sitting room at the front, perfect for relaxation and gatherings with a cosy wood-burner.

To the rear, a bright and airy kitchen/ dining room provides delightful space for the family to enjoy evening meals after a busy day or planning adventures ahead over breakfast. Additional amenities include a utility room and a ground floor WC.

Upstairs three generously sized double bedrooms, with the principal suite boasting the luxury of its own en-suite bathroom. An immaculate family bathroom completes the first-floor level.





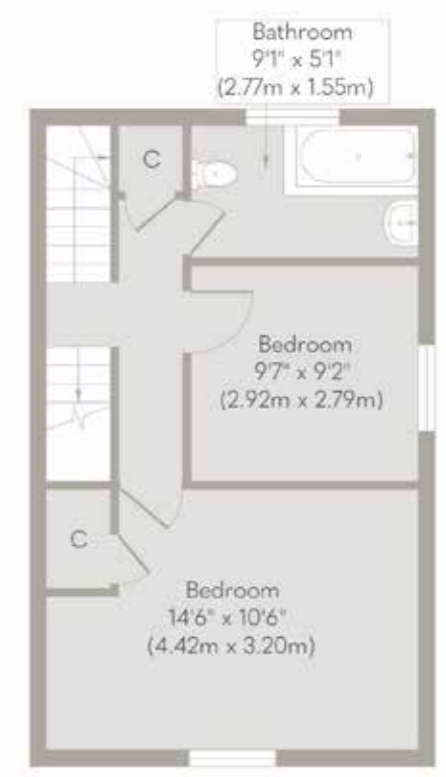
Second Floor  
Approximate Floor Area  
255 sq. ft  
(20.90 sq. m)

WC  
6'6" x 3'3"  
(1.98m x 0.99m)

6'6" x 4'11"  
(1.98m x 1.50m)



Ground Floor  
Approximate Floor Area  
451 sq. ft  
(41.92 sq. m)



First Floor  
Approximate Floor Area  
378 sq. ft  
(35.07 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 2023 | www.houseviz.com

Outside, the property has parking for two cars, complete with an electric charging point.

Sweeping field views surround the property, while a well-proportioned garden provides a retreat for outdoor enjoyment and relaxation. There are two outside brick-built sheds providing space for bikes, tools or logs for the wood-burner.

Whether seeking a peaceful bolt hole or considering its potential as a holiday rental, Cinder Cottage embodies quintessential Norfolk lifestyle, where modern comforts meet timeless charm.





ALL THE REASONS

# Ringstead

IN NORFOLK  
IS THE PLACE TO CALL HOME



A delightful small village, Ringstead is well served with amenities. It has a well-stocked village shop, which incorporates its own large antique centre, and there is a popular garden centre, church and village hall. It is also home to the renowned 17th Century coaching inn, The Gin Trap, recently awarded Three AA Rosettes and named as one of the best places to stay in The Times.

The village is close to Ringsted Downs, a large area of chalk grasslands, part of which is a Site of Special Scientific Interest and is a great location for walkers: it is the home of The Ringstead Round – a seven-mile path which runs along the High Street, passing by the Gin Trap Inn, the Old School, St. Andrew’s Church and Ringstead Towermill before winding around the village in the open countryside. It is also on the Peddars Way and links with the North Norfolk Coastal path. Cyclists too can enjoy the area and the village is on a National Cycle Route

Ringstead is a great base for exploring the

north west corner of West Norfolk: it is just minutes from the beaches of the North Norfolk coast (the dunes at Holme-next-the-Sea are 3 miles away), whilst the Hunstanton Golf Club and the Royal West Norfolk Golf Club are both relatively close-by. The popular village of Thornham, with its award-winning pubs, The Lifeboat Inn and The Orange Tree, its deli and boutique retail park, Drovers Orchard, is less than four miles away.

Hunstanton is only a stone’s-throw away too; a traditional, unspoilt Victorian gem of a coastal town, it is the perfect spot to enjoy a walk on the beach and a tasty fish and chip supper. Facing west across The Wash, you can enjoy a rare sight in the East of England, a fabulous sunset over the sea.

Even Burnham Market, the jewel in north Norfolk’s glittering crown, is a mere 20-minute drive away. Don’t miss this refined centre of the Champagne Coast.

Welcome to Ringstead!



Note from Sowerbys



Drone Shot of Surrounding Fields

“Cinder Cottage is surrounded by beautiful countryside.”

SOWERBYS



## SERVICES CONNECTED

Mains water and electricity. Drainage via septic tank. Oil fired central heating.

## COUNCIL TAX

Band C.

## ENERGY EFFICIENCY RATING

D. Ref:- 0273-2814-7937-2120-1795

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: ///bogus animator part

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



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