



THE STORY OF

Middlegate Barn

Ringstead, Norfolk

SOWERBYS



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Middlegate Barn

28 High Street, Ringstead
PE36 5JU

Grade II Listed Building

Barn Conversion

One Bedroom Annexe Accommodation

Open Plan Kitchen/ Living Area

Separate Dining Room/ Office Space

Four Bedrooms

Cosmetically Updated Throughout

Planning Permission to Extend

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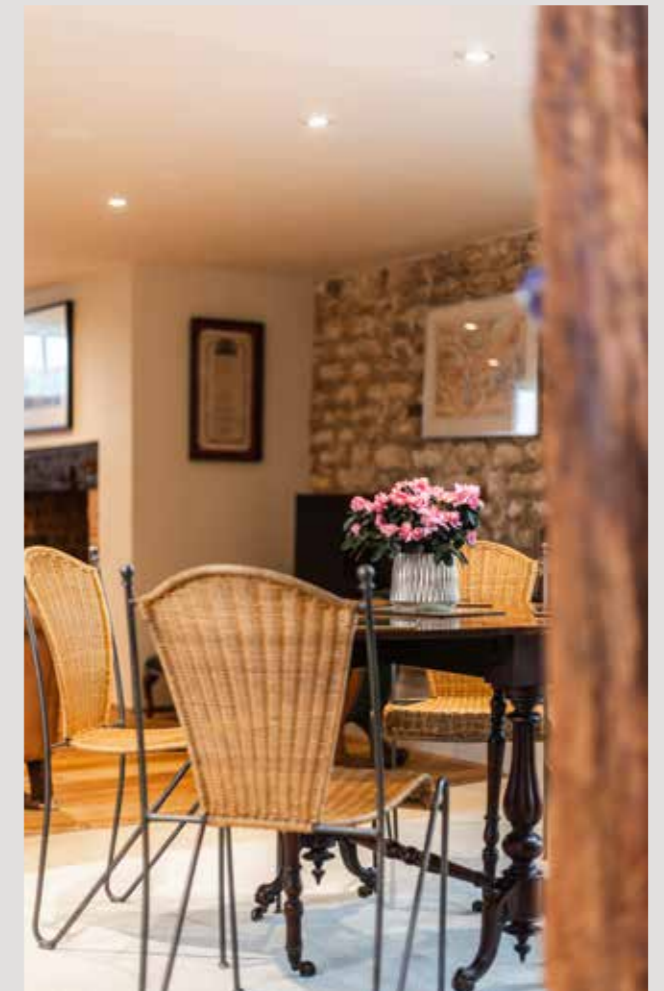
“The property is over 300 years old and was once two homes.”

Envision a picturesque winter stroll through the countryside, followed by cosying up in front of a crackling log-burner. Nestled in the heart of the village but discreetly hidden from view is Middlegate Barn, a charming grade two listed barn conversion that boasts over 300 years of history. The current owners have meticulously renovated the property, creating an immediately warm and inviting atmosphere as soon as you step inside.

This residence seamlessly blends modern amenities with timeless character features, showcasing breathtaking full-

height glass windows at the front and rear, exposed beams, and inviting wood-burning stoves. The newly installed country shaker style kitchen with an island adds a touch of contemporary elegance.

Upstairs, the four bedrooms, shower room, family bathroom, and laundry room offer comfort and convenience. The main bedroom is a standout with its full-height exposed beam ceiling and a spacious walk-in wardrobe.







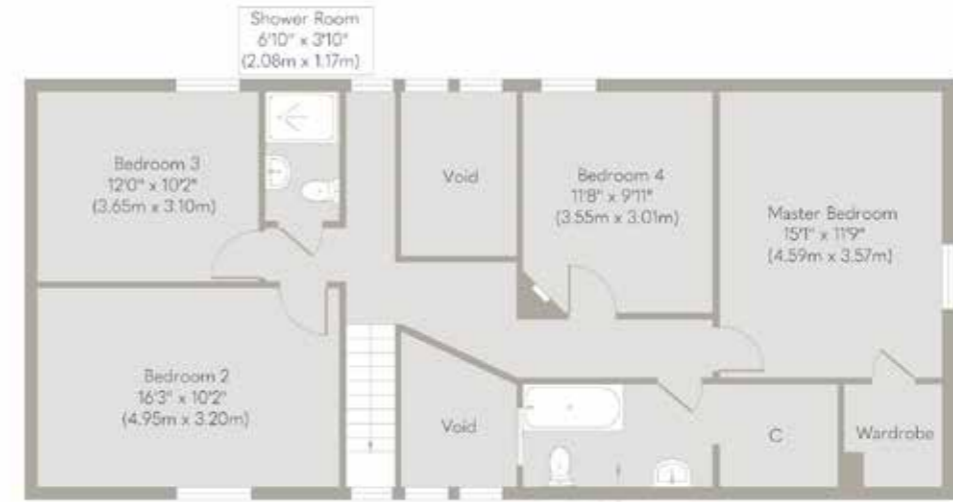
The outdoor space is perfect for entertaining, featuring a sizable patio area and beyond it, a wild grassed space deliberately cultivated by the current owners to attract nature and wildlife. Enclosed by a recently constructed brick wall, the garden leads to off-street parking for multiple vehicles.

A notable feature is the one-bedroom annexe, ideal for guest accommodation or family living. The annexe boasts a kitchen area, modern shower room, and a generously sized lounge/bedroom area with high-pitched ceilings and beams that echo the character of the main property.

For those with expansion plans, the option to extend the property into the garden from the kitchen area and add a cart shed garage in the parking area is available, with planning permission already granted for both.

While currently serving as a family residence, Middlegate Barn's diverse accommodation makes it equally well-suited as a charming second home. Situated in proximity to the local pub, a superb shop, and easy access to the stunning north Norfolk coast, this property offers a unique blend of countryside tranquillity and modern comfort.





First Floor
Approximate Floor Area
993 sq. ft
(92.25 sq. m)



Ground Floor
Approximate Floor Area
1,307 sq. ft
(121.42 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.

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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



SERVICES CONNECTED

Mains and electricity. Oil fired central heating. Drainage to be confirmed.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

TENURE

Freehold.

LOCATION

What3Words: ///podcast.feast.novelist

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