



THE STORY OF

Andala

Ringstead, Norfolk

SOWERBYS



THE STORY OF

Andala

56a High Street, Ringstead,
Norfolk, PE36 5JU

Stunning New Build

Open Plan Kitchen/ Dining Room

Cosy Wood-Burner

Ground Floor WC

Two Bedrooms and Two En-Suites

Ample Off-Street Parking

Electric Air Source Heating

Great Village Location

Short Drive to Beach

No Onward Chain

SOWERBYS HUNSTANTON OFFICE

01485 533666

hunstanton@sowerbys.com



“The house could be described as homely,
modern and inviting.”

Andala is a charming home located in the heart of the picturesque village of Ringstead. This two-bedroom new build cottage displays timeless elegance and modern comfort, crafted with locally sourced chalk material to the highest standards of craftsmanship.

Arriving at the property, you are greeted by the convenience and security of a spacious driveway, complemented by private electric gates offering peace of mind and ample off-street parking. Entertain or unwind in style on the expansive patio, thoughtfully wired for the addition of a summer house, providing the perfect setting for outdoor dining or moments of relaxation under the sun. Immerse yourself in the beauty of the surroundings, with views of the magnificent church serving as a constant reminder of the

rich heritage and idyllic charm of the area.

Inside, the cottage has a warmth ambience with a cosy sitting room enhanced by a wood-burner, ideal for evenings by the fire. The open-plan kitchen/ dining room features built-in Bosch appliances, seamlessly blending functionality with style. A convenient ground floor WC completes the downstairs accommodation.

Climb the handmade tulip wood staircase to discover two bedrooms, each boasting their own en-suite shower room, ensuring privacy and comfort.

Situated just a gentle stroll away from local stores and the admired Gin Trap pub, this property offers the perfect balance of comfort and convenience.







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



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.

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

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.



Note from Sowerbys



"The property is positioned perfectly to make the most of church and field views."

SOWERBYS



SERVICES CONNECTED

Mains water and electricity. Electric air source heating. Drainage via septic tank.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

C. Ref:- 0310-3935-7060-2904-5701

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: ///dine.functions.rescuer

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