



THE STORY OF

# Chalk Barn

*Ringstead, Norfolk*

SOWERBYS



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# Chalk Barn

Ringstead, Norfolk  
PE36 5LB

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Detached Barn Conversion

Sitting Room

Kitchen/Family Dining Area

Utility Room

Five Double Bedrooms and Five Bathrooms

Ample Parking

Double Garage

Enviably Location

Field Views

Ideal Home or Holiday Let

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Tucked away in a private position within this highly desirable village, just a short stroll from the local shop and welcoming pub, Chalk Barn offers the perfect blend of character and contemporary living. This impressive barn conversion boasts generous proportions and a thoughtfully designed layout, making it an ideal home for families and those who love to entertain.

Step inside, and you'll be greeted by a beautifully appointed formal sitting room, where french doors open out to a charming seating area—perfect for enjoying a morning coffee or an evening drink. The heart of the home is the stunning kitchen/dining room, with its full-height ceiling and striking bi-fold doors that seamlessly connect the space to the garden, flooding the room with natural light. A well-equipped utility room provides additional practicality and offers direct access to the garage.

The ground floor hosts four spacious double bedrooms, each with its own en-suite, offering both comfort and privacy for family members or guests. Upstairs, the indulgent principal suite is a true retreat, complete with a dressing room, luxurious en-suite, and doors leading out onto a private balcony where breathtaking countryside views can be enjoyed.

Outside, the landscaped garden provides a tranquil escape with a well-maintained lawn and inviting seating area—ideal for al fresco dining and summer gatherings. The generous driveway and double garage ensure ample parking and storage space.

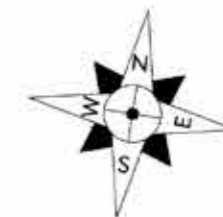
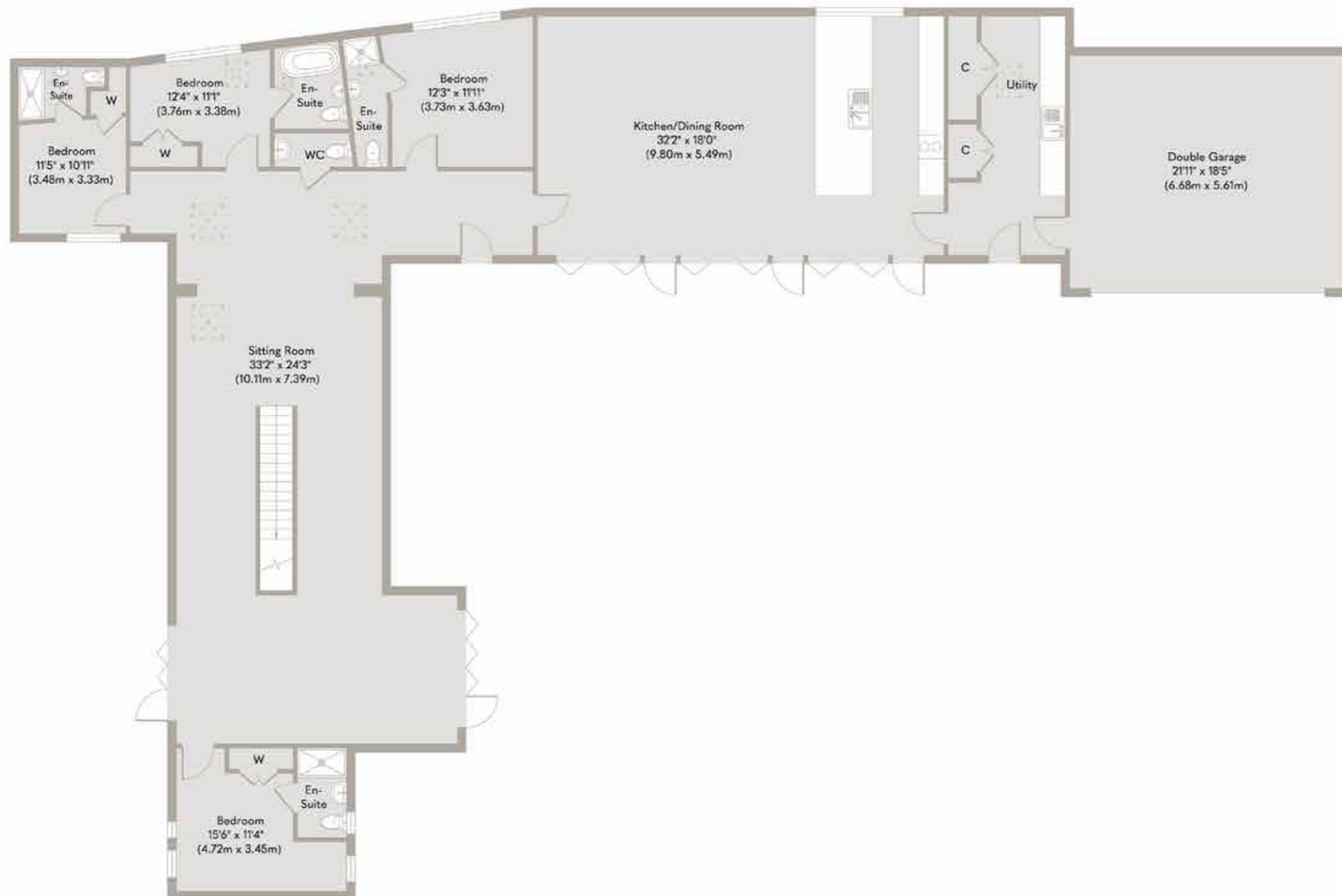
Chalk Barn combines the best of rural charm with modern convenience, offering a superb lifestyle in an idyllic village setting. This property would additionally be well suited as a holiday let, benefitting from large lockable gates, remote heating and alarm systems. A rare opportunity not to be missed!



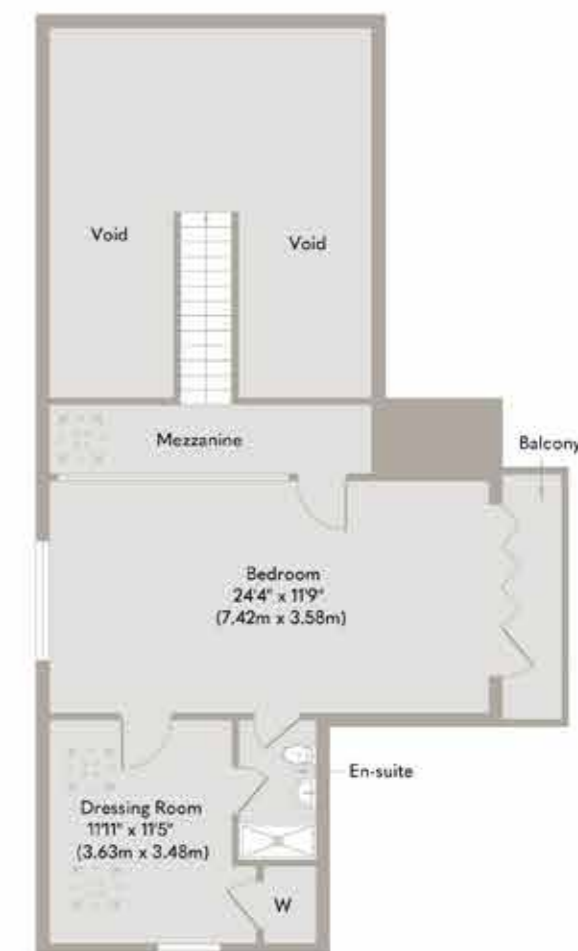








Ground Floor  
Approximate Floor Area  
2,708 sq. ft  
(251.58 sq. m)



First Floor  
Approximate Floor Area  
813 sq. ft  
(75.53 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 2025 | [www.houseviz.com](http://www.houseviz.com)

# Ringstead

## WHERE COUNTRYSIDE CHARM MEETS COASTAL BEAUTY

Ringstead is a delightful North Norfolk village that perfectly blends rural tranquillity with easy access to the stunning coastline. Surrounded by rolling countryside and scenic walking trails, it offers a peaceful retreat while remaining well connected to the renowned sandy beaches of Old Hunstanton and Holme-next-the-Sea, both just a few miles away. The village is set within an Area of Outstanding Natural Beauty, making it a haven for walkers, cyclists, and nature lovers. Nearby, the Peddars Way, an ancient Roman road, provides excellent walking routes through the Norfolk landscape, while Ringstead Downs, a local nature reserve, offers breathtaking views and rich wildlife.

Despite its rural charm, Ringstead benefits from a strong and welcoming community, centred around its popular pub, a traditional 17th-century inn known for its excellent food and selection of gins. The village also has a well-stocked village store, offering fresh produce, essentials, and local delicacies.

For those seeking further amenities, the vibrant seaside town of Hunstanton is just four miles away, featuring supermarkets, independent shops, cafés, and restaurants, as well as leisure facilities such as a golf course, a leisure centre, and the Sea Life Sanctuary. The charming market town of Burnham Market, often referred to as ‘Norfolk’s Chelsea,’ is a short drive away, boasting boutique shops, high-end restaurants, and traditional village greens.

The North Norfolk coastline, is within easy reach, offering endless opportunities for exploration. The beaches at Brancaster, Thornham, and Wells-next-the-Sea provide stunning scenery, while Titchwell Marsh and Holme Dunes nature reserves are perfect for birdwatching and wildlife spotting.

Ringstead offers countryside beauty, coastal proximity, and a strong community, ideal for a relaxed village lifestyle with excellent amenities.



### Note from Sowerbys



“The heart of the home is the stunning kitchen/dining room, with its full-height ceiling and striking bi-fold doors that seamlessly connect the space to the garden.”



### SERVICES CONNECTED

Mains water, electricity and drainage. Gas fired central heating.

### COUNCIL TAX

Band G.

### ENERGY EFFICIENCY RATING

D. Ref: 0188-2028-7321-3085-8920.

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: ///cheetahs.paddock.changed

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# SOWERBYS

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