





WELCOME TO JACOB'S YARD

Enveloped by natural hedging and set along a short, quaint no-through lane off Ringstead's pretty High Street, Jacob's Yard is a charming mix of just eleven cottage and barn styled detached and semi-detached homes, perfectly located to fully embrace an enviable rural village lifestyle: around a hundred yards from the General Store and that again to the reputable village inn.

In keeping with its surroundings Jacob's Yard has been sympathetically designed to outwardly reflect the appealing coastal and countryside charm and character of many of the village's existing homes and buildings, whilst replete with the niceties and efficiencies all beautifully wrapped within the reliability of a contemporary new home.



MAYBE NORFOLK'S BEST KEPT SECRET... AND ITS SURROUNDING AREAS

Quietly tucked away on the beautiful fringes of the idyllic North Norfolk Heritage Coastline, amidst a patchwork of rolling farmland fields, rests the quintessential village of Ringstead. Designated an Area of Outstanding Natural Beauty, and arguably one of North Norfolk's best kept secrets, this charming rural idyll quietly affects a sense of timeless serenity of a bygone era.

Steeped in history, the village is rich with listed buildings, including the renowned village inn which has reputedly been serving farmers, traders, fishermen and smugglers since 1668. Now however The Gin Trap Inn and the General Store are at the heart of village life, serving locals as well as passing ramblers enjoying their Peddars Way exploration of the stunning coastline.

To the southern outskirts of the village the Ringstead Downs, one of the largest remaining areas of chalk grassland in the county, with its steep-sided valley, supports a diverse range of plant and animal species, known to include around twenty species of butterfly.



At the top end of the village, the fields gently fall away to expose vantage views of the nearby North Sea on the horizon and the road north forks one way toward the beautiful coastal villages of Thornham and Holme-next-the-Sea or the other way toward the appeal and amenities of the Victorian seaside destination of Old and new Hunstanton.

The Victorian gem of Hunstanton is a traditional, unspoilt coastal town, a perfect spot to enjoy walks and tasty fish and chips. The town, established in 1846 by Henry Le Strange as a bathing resort, is still a Mecca for holidaymakers. From a fairground, to arcades, live shows at the town's theatre or the Sea Life Centre - there's much to do here.

Further north, Holme-next-the-sea is a delightfully quiet village. It's the perfect spot for bird-watching and has a very good pub, The White Horse. An ancient ring of timbers discovered in 1999 on Holme beach after a very low tide is believed to be a ritual burial site dating from Druid times. The Seahenge, as it is known, has been removed for conservation and is exhibited at Lynn Museum in King's Lynn.

In recent years, Thornham has become a fantastic foodie hotspot with a clutch of award winning pubs and eateries, along with a boutique retail park. Once a largely forgotten village on the run between Hunstanton and Burnham Market, over the past decade it has evolved into a chic stop.



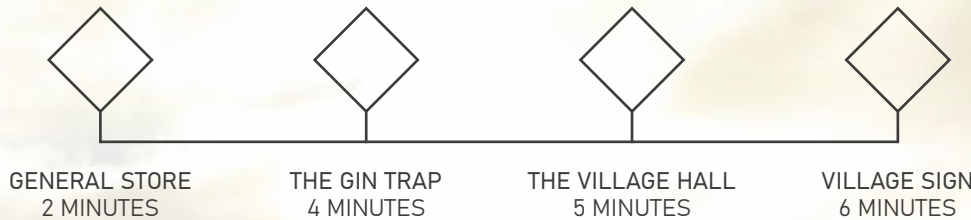
WITHIN EASY REACH

Whilst your home is within a quaint and quintessential Norfolk development, you are still within easy reach of bigger towns and bright city lights.

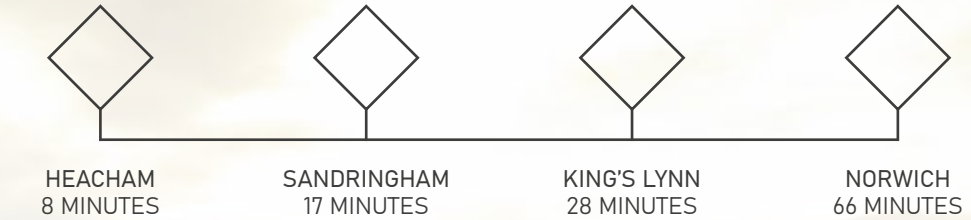
Past Hunstanton, King's Lynn is under 30 minutes away and offers a huge range of amenities. It's an area which is an interesting and historical Norfolk destination in its own right. It also has a train service which runs regular services to the country's capital, London.

If you're wanting to stay in the county of Norfolk, its capital of Norwich is a little more than an hour's drive away. Here you can while away an evening with fantastic eateries, bars and theatres. It too has a mainline train station heading to London, but it also has an airport with regular flights to mainland Europe - specifically Amsterdam.

WALK

DRIVE

TRAIN
FROM KING'S LYNN




SITE PLAN



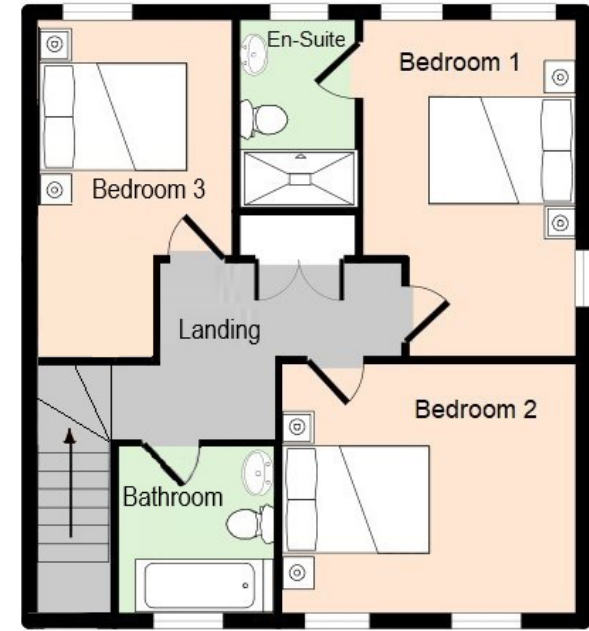


- Cottage Style Semi-Detached Home • Off-Road Parking • Enclosed South Facing Rear Gardens
- Accommodation in the Region of 1,109 sq. ft • Three Bedrooms
- Principal Bedroom with En-Suite • Sociable Open Plan Lifestyle



Ground Floor

Kitchen/Dining/Sitting Room 7.6m x 6.9m



First Floor

Bedroom 1 4.3m x 2.8m
Bedroom 2 4.3m x 2.5m
Bedroom 3 3.0m x 2.5m

PLOT 3 & 4 GATEKEEPER COTTAGE WOOD COTTAGE

Stood handsomely off the passing lane, Gatekeeper Cottage and Wood Cottage are charming cottage style, three bedroom semi-detached homes and the perfect place to retreat and enjoy this enviable rural coastal setting.

Whilst both properties afford welcome off-road parking, Plot 4 also boasts a covered timber cart lodge with built-in garden storage. To the front these beautiful homes are traditionally framed and gated with black estate fencing, and to the rear with a mix of timber and stone walling surrounding their lawned south facing gardens.

To the ground-floor a sociable open plan layout creates an informal setting to relax and enjoy the company of others and to the first-floor a family bathroom complements the principal bedroom with en-suite, accompanied by a further two double bedrooms for eager visiting guests.





• Barn Style Semi-Detached Family Homes • Integral Garage & Ample Off-Road Parking • Enclosed Rear Gardens
• Accommodation in the Region of 1,569 sq. ft • Three or Four Double Bedrooms
• Home Office or Fourth Bedroom • Principal Bedroom with Ensuite and Balcony Terrace • Sociable Open Plan Lifestyle



Ground Floor

Kitchen/Dining/Sitting Room	10.5m x 8.9m
Bedroom 4/Study	3.9m x 3.5m
Garage	5.0m x 3.5m



First Floor

Bedroom 1	4.0m x 3.8m
Bedroom 2	4.8m x 3.2m
Bedroom 3	5.1m x 3.0m

PLOT 5, 6, 7 & 8
SWALLOWTAIL LODGE
SKIPPER LODGE
COPPER LODGE
GRAYLING LODGE

Opposing one another on either side of this characterful development, Swallowtail Lodge, Skipper Lodge, Copper Lodge and Grayling Lodge each exude a barn styled charm with a rustic natural stone, brick and timber appearance, set against beautifully contrasting full height windows.

Integral garages complement the ample parking afforded by these versatile 3 or 4-bedroom, semi-detached family homes and timber gates grant private access to enclosed lawned rear gardens with space for the family to enjoy an afternoon away from the beach.

The ground-floor accommodation reflects the perfect blend of open sociable space with the subtle mix of separation, when needed, and the added versatility of a segregated fourth bedroom or place to work from home. A bright landing to the first-floor opens to a family bathroom, two further double bedrooms and a prized principal bedroom with en-suite and a balconied terrace to get lost in a book before bed on a warm Summer night.





- Barn Style Detached Family Home • Attached Double Garage & Ample Off-Road Parking • Generous Enclosed Rear Garden
- Accommodation in the Region of 2,287 sq. ft • Four or Five Double Bedrooms, Four with En-Suite & Two with Walk-in Wardrobes
- Home Office or Fifth Bedroom • Principal Bedroom with En-Suite, Walk-in Wardrobe and Balcony Terrace
- Sociable Open Plan Lifestyle • Utility Boot Room



Ground Floor		
Kitchen/Dining/Sitting Room	12.5m x 7.7m	
Bedroom 5/Study	5.2m x 3.2m	



First Floor		
Bedroom 1	5.3m x 3.0m	
Bedroom 2	4.1m x 3.0m	
Bedroom 3	4.1m x 3.3m	
Bedroom 4	3.6m x 3.5m	

PLOT 9 ADMIRAL BARN

Resting on enviably one of the largest plots within the development, Admiral Barn is a generous family home at Jacob's Yard. With a natural stone, brick and timber appearance, set against beautifully contrasting full height windows, this large family home fondly reflects the working farm buildings once found across this rural county.

The attached double garage matches the ample off-road parking and the timber gate grants private access to the large enclosed lawned rear garden with sufficient space for the family dog, children or visiting grandchildren to run around whilst still enjoying a day away from the beach.

The generous ground-floor accommodation reflects the perfect blend of open sociable space with the subtle mix of separation when needed and the added versatility of a segregated fifth bedroom and neighbouring bathroom, ideal for visiting guests or those weary of climbing the stairs. A bright landing to the first-floor opens to three further double bedrooms, two with en-suites, one with an en-suite and a walk-in wardrobe, and finally the principal bedroom with a walk-in wardrobe, en-suite and a broad balconied terrace to kick back and enjoy those hazy Summer nights.



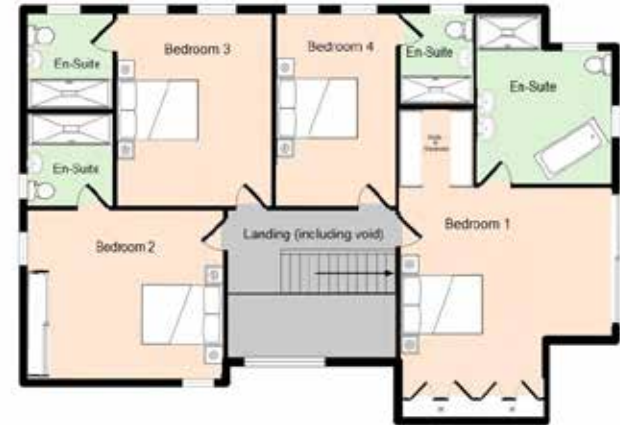


- Barn Style Detached Family Home • Detached Double Garage & Ample Off-Road Parking • Enclosed Rear Garden
- Accommodation in the Region of 2,220 sq. ft. • Four or Five Double Bedrooms, Four with En-Suite
- Home Office or Fifth Bedroom with En-Suite • Principal Bedroom with En-Suite and Walk-in Wardrobe
- Sociable Open Plan Lifestyle • Utility Boot Room



Ground Floor

Kitchen/Dining/Sitting Room	10.0m x 8.6m
Bedroom 5/Study	4.7m x 3.4m



First Floor

Bedroom 1	9.2m x 3.3m
Bedroom 2	4.5m x 3.9m
Bedroom 3	4.4m x 3.6m
Bedroom 4	4.4m x 2.8m

PLOT 10 THE CHALKHILL HOUSE

One of its kind, Chalkhill House is the unique piece in this pretty picture and the last of the large family homes to also reflect the working farm buildings once found romantically across this rural county.

Along with a detached double garage and ample off-road parking, Chalkhill House affords a more manageable enclosed rear garden, fit for socialising on a Summer's evening following an energy filled daytime adventure full of boundless outdoor activity.

A sociable theme continues throughout this beautiful home. The ground floor open accommodation is subtly designed to be shared, where loved ones can be tentatively watched over and visiting friends can unpack for the weekend, unwind and enjoy being warmly entertained.

To the first-floor, light spills in through full height picture windows onto the balconied landing which opens to three further double bedrooms; two with en-suite one with en-suite and wardrobe, and finally the principal bedroom with a walk-in wardrobe an en-suite.





- Barn Style Detached Family Home • Attached Double Garage & Ample Off-Road Parking • Generous Enclosed Rear Garden
- Accommodation in the Region of 2,287 sq. ft • Four or Five Double Bedrooms, Four with En-Suite & Two with Walk-in Wardrobes
- Home Office or Fifth Bedroom • Principal Bedroom with En-Suite, Walk-in Wardrobe and Balcony Terrace
- Sociable Open Plan Lifestyle • Utility Boot Room



Ground Floor

Kitchen/Dining/Sitting Room	12.8m x 7.6m
Bedroom 5/Study	5.2m x 3.2m



First Floor

Bedroom 1	6.4m x 5.4m
Bedroom 2	4.9m x 4.8m
Bedroom 3	4.8m x 3.3m
Bedroom 4	4.2m x 3.5m

PLOT 11 MEADOW BARN

Resting on enviably one of the largest plots within the development, Meadow Barn is one of the most generous family homes at Jacob's Yard. With a natural stone, brick and timber appearance, set against beautifully contrasting full height windows, this large family home fondly reflects the working farm buildings once found across this rural county.

The attached double garage matches the ample off-road parking and the timber gate grants private access to the large enclosed lawned rear garden with sufficient space for the family dog, children or visiting grandchildren to run around whilst still enjoying a day away from the beach.

The generous ground-floor accommodation reflects the perfect blend of open sociable space with the subtle mix of separation when needed and the added versatility of a segregated fifth bedroom and neighbouring bathroom, ideal for visiting guests or those weary of climbing the stairs. A bright landing to the first-floor opens to three further double bedrooms, two with built-in wardrobes and en-suite, one with a walk-in wardrobe and en-suite, and finally the principal bedroom with a walk-in wardrobe, en-suite and a broad balconied terrace to kick back and enjoy those hazy Summer nights.



SPECIFICATION - ALL PLOTS

KITCHEN

- Quality Shaker style kitchen with solid timber matt painted doors in Sage Green, Quartz Bianco Tacana worktop (Plots 3 – 8)
- Quality Shaker style kitchen with solid timber matt painted doors in Atlantic green, Quartz Avenza worktop (Plots 9 – 11)
- Neff ceramic hob with extractor hood (Plots 3 & 4), Neff ceramic hob with built-in down draft extractor (Plots 5 – 8)
- Miele induction hob with Neff extractor hood (Plot 10)
- Miele induction hob with built-in down draft (Plots 9 & 11)
- Neff ‘hide and slide’ integrated oven & Neff combination oven (Plots 3 – 8)
- Miele integrated combination oven (Plots 9 – 11)
- Miele integrated warming drawer (Plots 9 – 11)
- Neff integrated fridge/freezer
- Neff integrated dishwasher
- Neff Wine cooler (plots 5 – 11)
- Quooker boiling water tap

- Caple undermounted 1.5 bowl sinks in stainless steel (Plots 3 – 8), 2 bowl sinks in stainless steel (Plots 9 – 11)

UTILITY ROOM

- BOSCH washer dryer (Plots 3 – 8)
- Miele washing machine and Miele condenser dryer (Plots 9 – 11)
- Quality Shaker style units and worktops to match kitchens (Plots 3, 4 & 9 – 11)
- Caple undermounted sink in stainless steel with mixer tap (Plots 9 – 11)

BATHROOM AND EN-SUITES

- Base wall colour in White with Limestone Ivory tiles (Plots 3 -4)
- Base wall colour in Timeless and Sphynx Sand tiles (Plots 5 – 11)
- Luxury branded bathrooms including Duravit sanitaryware in white and Hans Grohe taps in chrome
- Top quality baths
- Dual outlet thermostatic showers combined with premium shower trays and shower

- enclosures
- Concealed cisterns and fixtures finished with polished chrome
- Mirror cabinet or backlit mirror depending on design of bathroom
- Recessed shower shelf
- Large format wall and floor tiling in Spyhnx Sand
- Heated chrome towel rail

DECORATIVE AND FLOOR FINISHES

- Wood-burning stove
- Traditional style painted and carpeted timber staircase (Plots 3 – 8), satin varnished solid oak staircase with carpet runner (Plots 9 – 11)
- Satin varnished heavyweight premium wood interior doors
- Brushed chrome switch plates and sockets
- Built in painted wardrobes with LED lighting to principal bedrooms
- Engineered oak flooring to hall, kitchen/ dining and reception rooms
- Luxury fitted carpet to stairs, landing and

bedrooms, neutral colour (Plots 3 – 8),
Luxury fitted carpet to landing and
bedrooms, neutral colour (Plots 9 – 11)

CONSTRUCTION, EXTERNAL, DOORS AND WINDOWS

- Traditional Norfolk mix of brick and Carrstone masonry. Plots 1-8 are Light Gauge Steel frame with cavity wall construction with high performance insulation and red roof pantiles
- Plots 9-11 are traditional construction
- Traditional timber cladding on some elevations (Plots 5 – 11)
- High quality UPVC rain-water goods in anthracite
- High efficiency anthracite double glazed, double powder coated, fenestration with high security ironmongery
- Aluminium front door in anthracite and matching aluminium electric garage doors in anthracite
- Landscaping to rear garden with paved patio, lawn and willow panel or post and

rail fencing

- Rear external hot and cold taps (Plots 3 – 4)
- External hot and cold taps in garage (Plots 5 – 8)
- External hot and cold taps at rear (Plot 10)
- External hot and cold taps front and rear (Plots 9 & 11)
- Rear external power sockets (Plots 3 – 11)
- Front external power sockets (Plots 9 – 11)
- External lighting front and rear
- Light and power to garage (Plots 5 – 11)

ELECTRICAL, HEATING AND WATER

- High efficiency, renewable energy Air Source Heat Pump
- Underfloor heating to ground floor with individual programable zones
- Radiators to first floor with individual thermostats
- Electric underfloor heating to bathrooms
- Mix of dimmable low energy LED lighting
- Selected sockets to include USB
- Shaving sockets to bathrooms and en-

suites

- Fibre-Optic Broadband connection
- TV points to principal bedroom, downstairs bedroom/study, living room and kitchen (Plots 9 – 11)
- Mains wired fire alarm system and Intruder alarm
- External power supply for charging electric vehicles (10KW)

WARRANTY

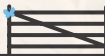
- All plots will have a 10 year structural Premier Warranty and a Comprehensive 24 month Builder’s Warranty

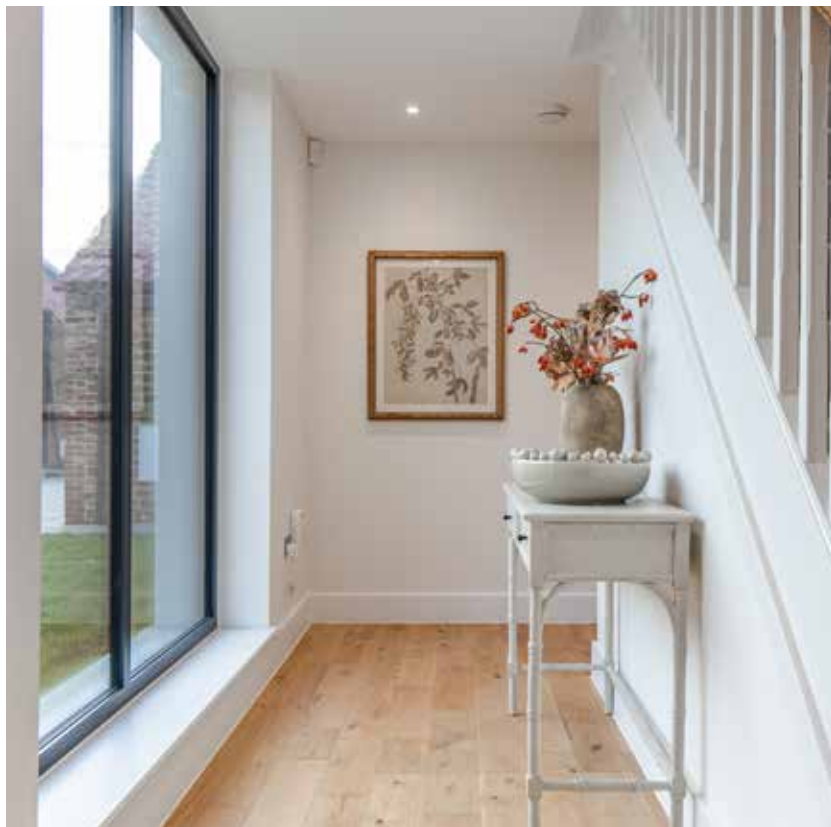
ADDITIONAL INFORMATION

- Please note should any products become unavailable a similar alternative will be provided
- W S Ringstead Ltd reserves the right to make these changes when required

ENERGY EFFICIENCY RATING

- When completed, the property will have a SAP assessment as part of building regulations. Projected EPC rating of B







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