



INTRODUCING

Admiral Barn

Ringstead, Norfolk

SOWERBYS

Land & New Homes Specialists



INTRODUCING

Admiral Barn

High Street, Ringstead, Norfolk
PE36 5JU

Barn-Style Detached Family Home

Accommodation in Region of 2,287 Sq. Ft.

Four En-Suite Bedrooms, Two
with Walk-In Wardrobes

Home Office or Optional Fifth Bedroom

Sociable, Open-Plan Lifestyle

Utility Boot Room

Attached Double Garage and
Ample Off Road Parking

Generous, Enclosed Rear Garden

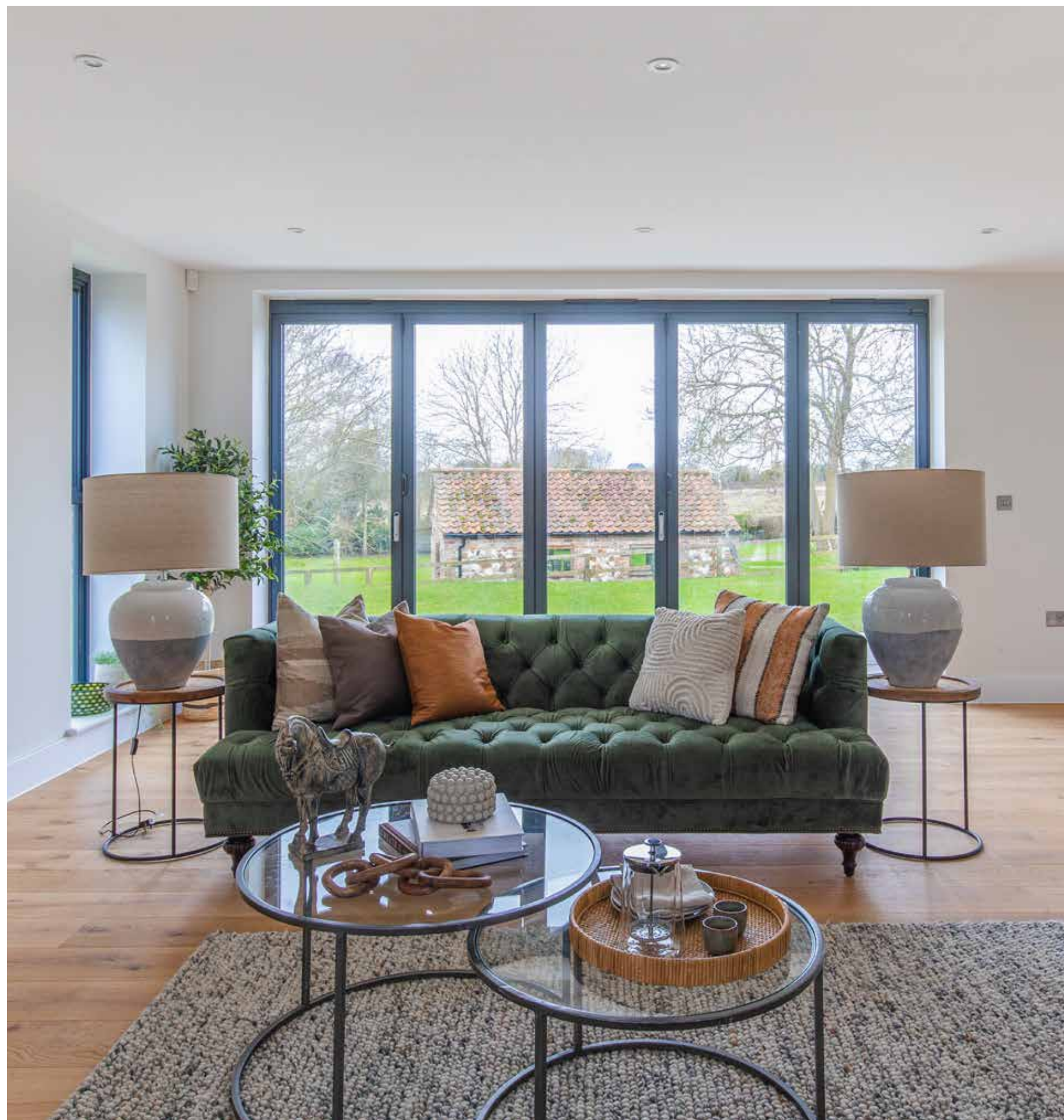
Popular Village Location with Award
Winning Pub, The Gin Trap Inn

Less Than Five Miles From The Beach

SOWERBYS HUNSTANTON OFFICE

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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 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.

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.





SPECIFICATION

- KITCHEN
- Quality Shaker style kitchen with solid timber matt painted doors in Atlantic green, Quartz Avenza worktop
 - Miele induction hob with built-in down draft
 - Miele integrated combination oven
 - Miele integrated warming drawer
 - Neff integrated fridge/freezer
 - Neff integrated dishwasher
 - Neff Wine cooler
 - Quooker boiling water tap
 - Caple undermounted 2 bowl sinks in stainless steel

- UTILITY ROOM
- Miele washing machine and Miele condenser dryer
 - Quality Shaker style units and worktops to match kitchens
 - Caple undermounted sink in stainless steel with mixer tap

- BATHROOM AND EN-SUITES
- Base wall colour in Timeless and Sphinx Sand tiles
 - 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 satin varnished solid oak staircase with carpet runner
 - 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 landing and bedrooms, neutral colour
- CONSTRUCTION, EXTERNAL, DOORS AND WINDOWS
- Traditional construction with timber cladding on some elevations
 - 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
 - External hot and cold taps front and rear
 - Rear external power sockets
 - Front external power sockets
 - External lighting front and rear
 - Light and power to garage

- 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
 - Mains wired fire alarm system and Intruder alarm
 - External power supply for charging electric vehicles (10KW)

- WARRANTY
- 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

FIRST FLOOR

- Bedroom One
17'3" x 12'3" (5.26m x 3.73m)
- Bedroom Two
13'1" x 8'10" (3.99m x 2.69m)
- Bedroom Three
13'1" x 9'2" (3.99m x 2.79m)
- Bedroom Four
13'3" x 11'4" (4.04m x 3.45m)



GROUND FLOOR

- Kitchen
24'10" x 16'2" (7.57m x 4.93m)
- Sitting/Dining Room
18'10" x 16'6" (5.74m x 5.03m)
- Bedroom Five/Study
16'10" x 10'3" (5.13m x 3.12m)



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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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



Admiral Barn at Jacob's Yard

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SERVICES CONNECTED

Air source heat pump with underfloor heating to ground floor, radiators to first floor.
Electric underfloor heating to bathrooms. Mains water and electricity, drainage to a water treatment system.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

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

TENURE

Freehold.

LOCATION

What3words: ///villager.presuming.statement

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

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