



THE STORY OF

1 Foundry Lane

Ringstead, Norfolk

SOWERBYS



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1 Foundry Lane

Ringstead, Hunstanton, Norfolk
PE36 5LE

Detached Brick and Flint Cottage
in the Heart of Ringstead

Moments From Award-Winning
Pub and Village Store

Three Bedrooms Arranged Over Three Floors

Sitting Room with Feature Tiled,
Stone and Marble Open Fireplace

Vaulted Ceiling and Eaves Storage
to Top Floor Bedroom

Low Maintenance Brick-Paved Rear Garden

Gated Front Entrance Offering Kerb Appeal

Family Bathroom on The First Floor

Off-Street Allocated Parking to
the Rear of the Property

Ideal Main Home, Weekend Escape or Holiday Let

SOWERBYS HUNSTANTON OFFICE

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Located in the heart of the vibrant village of Ringstead, this charming detached brick and flint cottage offers a superb combination of character and practicality, just a short stroll from the award-winning village pub and local store.

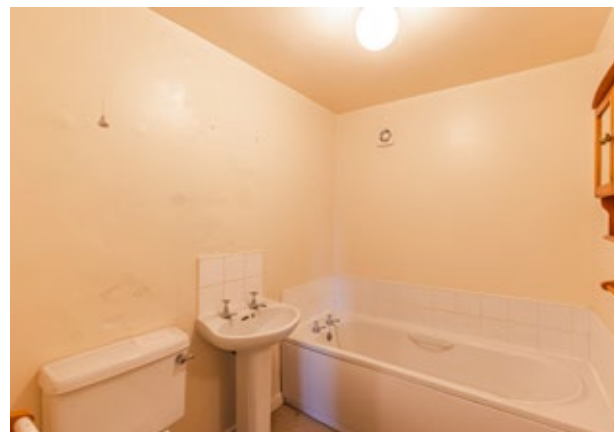
The property is accessed via a gated front entrance, opening into a welcoming hallway that leads through to the main living spaces. The sitting room enjoys a striking tiled, stone and marble open fireplace, adding warmth and charm to the room. The kitchen is well laid out and provides direct access to the enclosed rear garden.

On the first floor, you'll find two comfortable bedrooms along with the family bathroom. The second floor is home to a third bedroom, featuring vaulted ceilings and useful eaves storage – ideal as a guest room, study or additional living space.

Outside, the rear garden has been designed with low maintenance in mind, laid with smart brick paving to create a practical and private setting for outdoor dining or relaxing. Off-street parking is located to the rear of the property, adding further convenience.

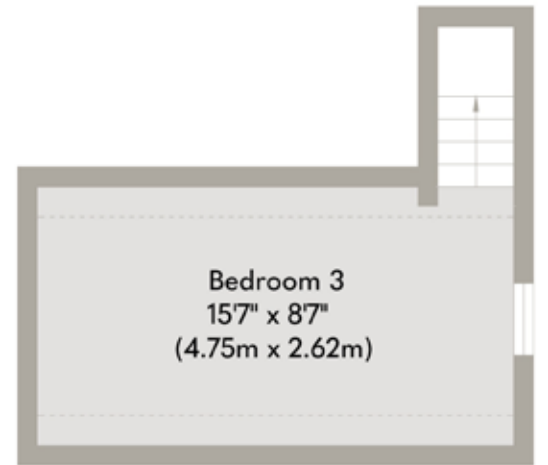
This characterful cottage, with accommodation arranged over three floors and a classic Norfolk façade, offers a fantastic opportunity to enjoy village life in a well-connected and welcoming community.

A wonderful full-time residence, weekend retreat or holiday home, within easy reach of the North Norfolk coast.



Classic Norfolk character
with a timeless brick and
flint façade.

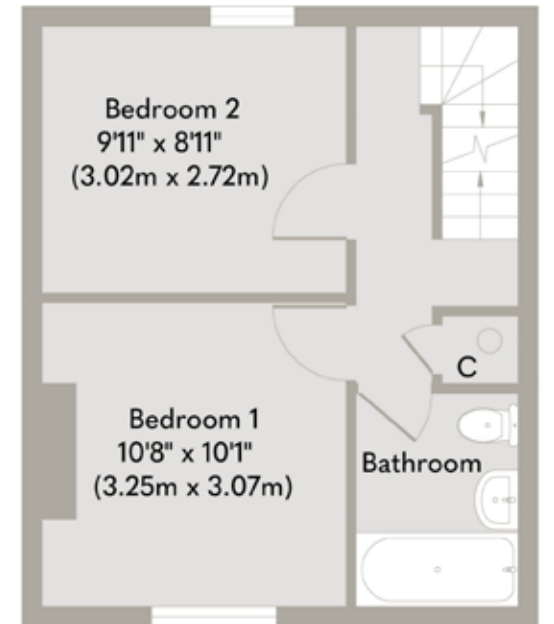




Second Floor
Approximate Floor Area
153 sq. ft
(14.16 sq. m)



Ground Floor
Approximate Floor Area
311 sq. ft
(28.91 sq. m)



First Floor
Approximate Floor Area
311 sq. ft
(28.91 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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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



“Ideal as a permanent home, coastal escape or holiday let”



SERVICES CONNECTED

Mains water and electricity. Drainage via septic tank. Oil fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref:- 0953-2804-6197-9301-6365

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: ///select.probably.discloses

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

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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