

LANDLES



17 Ringstead Road | Heacham | Norfolk



The detached 3/4 bedroom house (*non-standard construction*)
occupying an elevated position on plot of c. 0.33 acre.
Tremendous uninterrupted views of rolling Norfolk countryside.

Considered to have potential for re-development and creation of an
impressive new dwelling (stp)

Guide Price £375,000

Folio: R/255ts





- Reception Hall
- Breakfast Kitchen
- Sitting Room
- Dining Room
- Study
- Shower Room



- Downstairs Bedroom, Ensuite & Dressing Room
- Stairs to First Floor Landing
- 2 Large Beds to First FF, 1 Ensuite
- Generous Plot Circa 0.33 Acre (stms).
- Re-development Potential

Heacham is a popular West Norfolk coastal village situated around 3 miles to the South of Hunstanton and around 14 miles to the North of King's Lynn. Well stocked, the village provides residents with access to a wide variety of amenities including supermarket, mini-market, medical practice & pharmacy, filling station, takeaways, village halls & golf club. Further amenities can also be easily accessed in neighbouring Hunstanton, Snettisham and King's Lynn's Hardwick Retail Park. The A149 provides direct access to the renowned North Norfolk coastline and delightful surrounding countryside with Royal Sandringham only a 10 minute drive away. **17 Ringstead Road** is a detached 3/4 bedroom property that is understood to have been constructed in about the mid 1920s as a home for a member of the family that owned the Windmill at that time. Probably raised up from a single story brick construction with timber framing and cement board, incorporating old out buildings to the left side and with a later brick addition to the right hand side. The house has been used a permanent residence.

The dwelling offers a RARE OPPORTUNITY for demolition and the redevelopment of a substantial new home (stp) in this excellent elevated position.

The house is now in need of renovation.

NOTE ON CONSTRUCTION; *The house would be termed non-standard construction. The sheathing board to the timber framed part and roofing materials have been identified as asbestos containing materials. An asbestos survey is available by pdf for consideration prior to a viewing. The house is now in need of modernisation.*

[17a Ringstead Road – is a converted coach house at the entrance to the driveway offering a 2-bed split level cottage with raised terrace and parking. Currently also available – further details from the selling Agents.]

Reception Hall with front entrance door, radiator with thermostat, consumer unit & meters for electricity and stairs to the First Floor Landing.

Dining Room 10' 1" x 9' 9" (3.07m x 2.97m)

With television aerial point and radiator.

Sitting Room 15' 2" x 11' 4" (4.62m x 3.45m)

Dual aspect, radiator with thermostat.

Study 11' 4" x 10' 11" (3.45m x 3.33m)

With radiator.

Breakfast Kitchen 15' 5" x 11' 4" (4.7m x 3.45m) (max)

With fitted wall & base units, stainless steel sink with double drainer, point & space for a gas cooker, vinyl flooring, tiled surrounds and door to pantry/cupboard.

Side Entrance Vestibule

With skylight window, BT telephone point and radiator with thermostat.

Downstairs Shower Room 6' x 5' 9" (1.83m x 1.75m)

With low level WC, pedestal hand basin, shower cubicle with thermostatic shower & sliding glazed door, tiled surrounds, extractor and airing cupboard housing wall mounted gas fired boiler.

'Annex' Bedroom (3) 13' 4" x 9' 11" (4.06m x 3.02m)

Dual aspect with radiator.

'Annex' Dressing Room 11' 6" x 7' 6" (3.51m x 2.29m)

With radiator.

Bathroom 11' 7" x 5' 6" (3.53m x 1.68m)

With low level WC, pedestal hand basin, panelled bath, tiled surrounds, radiator and airing cupboard housing hot water tank & timer.

'Annex' Sitting Room 12' 11" x 9' 10" (3.94m x 3m)

Dual aspect with external door to side and radiator.

Stairs to First Floor Landing

With airing cupboard housing hot water tank and storage cupboard.

Bedroom (1) 18' 6" x 14' 3" (5.64m x 4.34m)

Triple aspect with building in wardrobes and 2 radiators.

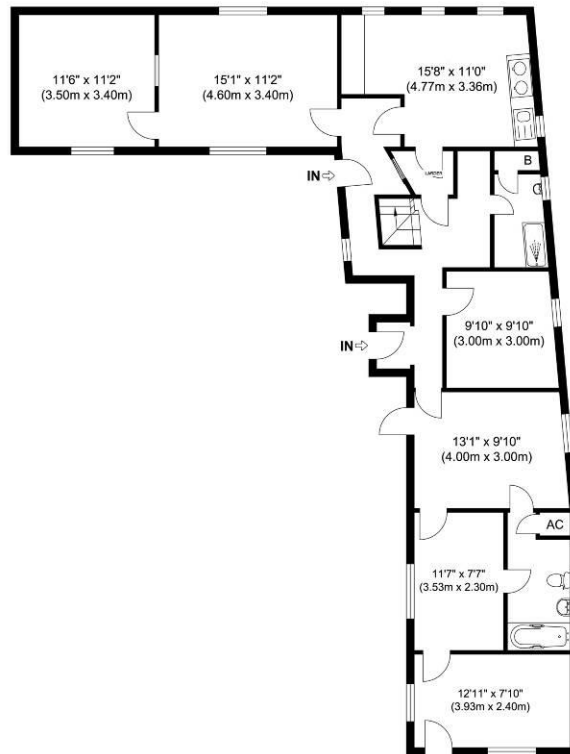
Ensuite 7' 2" x 5' 10" (2.18m x 1.78m)

With low level WC, hand basin, panelled bath and radiator.

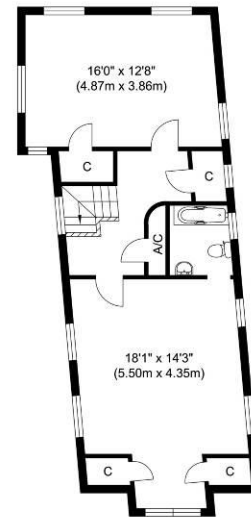
Bedroom (2) 20' 6" x 12' 9" (6.25m x 3.89m)

Triple aspect with wardrobe, feature fireplace, tv aerial point and radiator.

The Grounds – The house is situated in the corner of its grounds and boasts delightful, uninterrupted countryside views to the rear. From Ringsted Road there is driveway owned my no 17, with others having a right of access, leading to a large gated gravel driveway up to the house and garden which is mostly laid to lawn. At the side of the property there is a paved patio and gate through to a useful parcel of land bordering directly to the rear and allowing allowing full access to the rear of the house. There is also a good sized brick & tiled **Garage** and attached **Storage shed** and dog kennel.



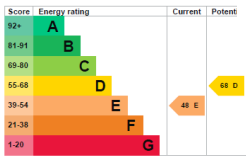
GROUND FLOOR



FIRST FLOOR

17 Ringstead Road, Heacham, PE31 7JA

Illustration for identification purposes only, measurements are approximate, not to scale.



Title: 17 Ringstead Road & 17a Ringstead Road (the converted former coach house, 2 bed cottage at the front of the drive) are currently registered under a single title at HMLR. The private access track leading to the property is owned by 17. 17a will have a right of access for all purposes and contribute a share of maintenance. Other neighbours also have existing rights of access over the driveway.

Energy Performance Certificate (EPC) The EPC for this property is provided by an Energy Assessor independent of LANDLES. Applicants should view the complete EPC report online at <https://www.epcregister.com/reportSearchAddressByPostcode.html> and searching by postcode.

Services All mains services are understood to be available. These services and related appliances have not been tested.

Council Tax Enquiries indicate the property is assessed at Council Tax Band "F" with a current annual charge of £3,071.11, 2023/2024.

Tenure Freehold. Vacant possession upon completion.

Viewing Further details and arrangements for viewing may be obtained from the appointed selling agents, LANDLES

Negotiations All negotiations in respect of this property are to be carried out strictly via the Agents, LANDLES

Anti-Money Laundering Directive: Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

OFFER REFERENCING: Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

Privacy Statement: The LANDLES Privacy Statement is available to view online or upon request.

SUBJECT TO CONTRACT: ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES. Please read the IMPORTANT NOTES included on these Particulars.

IMPORTANT NOTES | LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and LANDLES accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of LANDLES has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of LANDLES and no warranty is given or implied as to its accuracy or completeness.

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