

# LANDLES

## COASTAL OFFICE

ESTATE AGENTS - SALES & LETTINGS

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A substantial detached house with adjoining annexe, offering accommodation including; Entrance Hall, Kitchen, Two/Three Reception Rooms, Conservatory, Five/Six Bedrooms (master en suite) and Two Bathrooms. The Annexe includes; Lounge/Diner, Inner Lobby, Kitchen and Two Bedrooms (bed one en suite). The property has gardens to the front and rear along with ample off-road parking. Adjoining the rear of the property there is an equestrian facility with stables and turn-out yard, a manege and paddocks, in all extending to approximately 4.25 acres (subject to measured survey).

The property is situated in a semi-rural location on the edge of the popular coastal village of Heacham. The village offers a range of amenities to including; local shops, Lidl supermarket, primary schools, pharmacy, hairdressers, doctors surgery, vets and public houses. There are regular bus services to the nearby towns of Hunstanton and King's Lynn with the property being approximately 1.5 miles to Heacham Beach. There is a regular bus service offering access along the North Norfolk Coast. A delightful location for dog walking, access to Wild Ken Hill and local beaches.

**22 Ringstead Road, Heacham, Norfolk, PE31 7JA**

**Price - £850,000 Freehold**

## **COMPOSITE FRONT ENTRANCE DOOR TO:-**

### **ENTRANCE PORCH**

**8' 1" x 5' 8" (2.46m x 1.73m)**

Skimmed ceiling, tiled floor, UPVC double glazed windows to the front and side. Glazed panelled door to:-

### **ENTRANCE HALL**

A galleried hall and landing with a tiled floor, power points, double radiator, stairs to first floor galleried landing, under stairs cupboard. Doors to; Living Room, Dining Room and Inner Hallway.

### **LIVING ROOM**

**24' 8" min x 12' 8" max (7.52m min x 3.86m max)**

Textured and coved ceiling, tiled floor, power points, telephone socket, two double radiators, UPVC double glazed window to front, UPVC double glazed bay window to rear. Feat brick fireplace and hearth with inset wood burner and timber mantelpiece over. Double doors to Annexe.

### **DINING ROOM**

**13' 2" x 12' 9" (4.01m x 3.89m)**

Skimmed and coved ceiling with inset spotlights, tiled floor, power points, double radiator, opening through to Kitchen. UPVC double glazed doors to:-

### **CONSERVATORY**

**13' 2" max x 13' 1" max (4.01m max x 3.99m max)**

UPVC double glazing over a brick base, poly-carbonate roof, ceiling light/fan, power points, double radiator. UPVC double glazed doors to rear garden.

### **KITCHEN**

**16' 6" x 12' 8" (5.03m x 3.86m)**

Skimmed and coved ceiling with inset spotlights, vinyl plank flooring, power points, television point, double radiator, UPVC double glazed window to rear. Range of newly fitted matching wall and base units with square edged work surfaces over and matching upstands, island unit with cupboards under, plumbing provision for dishwasher, composite sink unit with single drainer and mixer tap over, built-in electric oven, built-in gas hob with black glass back-splash and extractor over, UPVC double glazed door to side. Door to:-

### **UTILITY ROOM**

**6' 7" x 5' 11" (2.01m x 1.8m)**

Textured and coved ceiling, tiled floor, power points, UPVC double glazed window to side, plumbing provision for washing machine, work surface with inset stainless steel sink unit with mixer tap over and cupboard under, tiled splash-back. Wall unit housing gas fired boiler supplying domestic hot water and radiators. Full width built-in storage cupboard with double doors.

### **INNER HALLWAY**

Textured and coved ceiling, tiled floor, power points, single radiator. Doors to Study/Bedroom Six, Shower Room and Kitchen.

### **STUDY OR BEDROOM SIX**

**11' 8" x 9' 9" min (3.56m x 2.97m min)**

Textured and coved ceiling, power points, television point, telephone socket, double radiator, UPVC double glazed window to front.

### **SHOWER ROOM**

**8' 7" x 7' 1" (2.62m x 2.16m)**

Textured and coved ceiling, tiled floor, wall extractor, UPVC double glazed window to front, single radiator, heated towel rail. Suite comprising 1170mm wide shower cubicle with full height wet-board panelling and fitted system mixer shower, tiled vanity unit with inset wash hand basin, tiled splash-back and cupboard under. Low level WC.



## **FIRST FLOOR**

### **GALLERIED LANDING**

Textured and coved ceiling, UPVC double glazed window over stairs, Access to roof space, airing cupboard housing hot water cylinder. Doors to bedrooms and bathroom.

### **BEDROOM ONE**

**16' 6" max x 12' 8" max (5.03m max x 3.86m max)**

(Max room measurements excluding fitted wardrobes) Textured and coved ceiling, power points, television point, double radiator, UPVC double glazed window to rear, two fitted wardrobes with sliding doors. Door to:-

### **EN SUITE BATHROOM**

**12' 8" x 7' 9" (3.86m x 2.36m)**

Textured and coved ceiling, ceiling extractor, tiled floor, shaver socket, double radiator, UPVC double glazed window to front, part ceramic wall tiling. Suite comprising; panelled bath with tiled splash-back, corner quadrant shower cubicle with full height ceramic wall tiling and fitted system mixer shower. Vanity combi unit with twin wash hand basins and cupboards under as well as overhead lighting. Low level WC.

### **BEDROOM TWO**

**13' 0" x 11' 8" (3.96m x 3.56m)**

Textured and coved ceiling, power points, television point, single radiator, UPVC double glazed window to front, built-in wardrobe with sliding doors.

### **BEDROOM THREE**

**14' 0" max x 11' 8" (4.27m max x 3.56m)**

Textured and coved ceiling, power points, television point, single radiator, UPVC double glazed window to rear.

### **BEDROOM FOUR**

**12' 3" x 8' 8" (3.73m x 2.64m)**

Textured and coved ceiling, power points, single radiator, UPVC double glazed window to rear.

### **BEDROOM FIVE**

**10' 3" x 9' 1" (3.12m x 2.77m)**

Textured and coved ceiling, power points, telephone socket, single radiator, UPVC double glazed window to rear.

### **BATHROOM**

**8' 7" max x 8' 6" max (2.62m max x 2.59m max)**

Textured and coved ceiling, ceiling extractor, tiled floor, double radiator, UPVC double glazed window to front, shaver socket, part ceramic wall tiling. Suite comprising; panelled bath with mixer tap and tiled splash-back, corner shower cubicle with tiled splash-back and fitted electric shower, pedestal wash hand basin, low level WC.

## **ANNEXE**

### **LOUNGE/DINER**

**19' 6" max x 14' 9" max (5.94m max x 4.5m max)**

Skimmed ceiling with double glazed lantern skylight, tiled floor, power points, double radiator, UPVC double glazed window to side, UPVC double glazed doors to rear. Opening through to:-

### **INNER LOBBY**

Skimmed ceiling, tiled floor, power points, double radiator, UPVC double glazed window to side, cloaks cupboard. Opening through to kitchen. Doors to bedroom two and side entrance porch.

### **SIDE ENTRANCE PORCH**

**9' 7" x 4' 5" (2.92m x 1.35m)**

Skimmed ceiling, tiled floor, UPVC double glazed window to side, UPVC double glazed door to front.

## KITCHEN

17' 8" x 8' 7" min (5.38m x 2.62m min)

Skimmed ceiling with inset spotlights, tiled floor, power points, double radiator, UPVC double glazed window to front, plumbing provision for washing machine. Range of matching wall and base units with square edged work surfaces over, one and a half bowl sink unit with single drainer and mixer tap over, tiled splash-back, built-in electric oven, built-in ceramic hob with stainless steel extractor hood over. Door to:-

## BEDROOM ONE

11' 6" max x 8' 3" max (3.51m max x 2.51m max)

Skimmed ceiling, access to roof space, tiled floor, power points, single radiator, UPVC double glazed window to side, airing cupboard housing gas fired boiler supplying domestic hot water and radiators. Door to:-

## EN SUITE BATHROOM

5' 9" x 5' 4" (1.75m x 1.63m)

Skimmed ceiling, wall extractor, tiled floor, heated towel rail, UPVC double glazed window to side. Suite comprising; panelled bath with tiled splash-back and fitted electric shower over, wash hand basin set on a vanity unit with cupboard under, Low level WC.

## BEDROOM TWO

11' 2" x 7' 11" (3.4m x 2.41m)

Skimmed ceiling, tiled floor, power points, single radiator, UPVC double glazed window to side.

## OUTSIDE

### FRONT

The property has two five bar gates providing an in and out driveway to ample gravelled car standing along with borders containing mature shrubs and plants. The garden is laid mainly to lawn with inset mature trees. Gate at the right side of the house giving pedestrian access to the rear garden. Double gates to the left side of the property providing vehicular access to the equestrian part of the property.

### REAR

Garden laid mainly to lawn and enclosed mainly by fencing with borders containing mature shrubs and plans along with mature trees. Paved patio areas off the side of the conservatory and the rear of the annexe.

## EQUESTRIAN FACILITY

Situated to the very rear of the property with a range of stables and loose boxes benefiting from power and water supply along with an enclosed concrete turn-out yard. Further range of sheds. Vehicular access from Ringstead Road wide enough for a horsebox. Enclosed sand and rubber flake manege. Enclosed grassed paddocks along with a much larger grassed field. In all the property extends to approximately 4.25 acres (subject to measured survey)

## DIRECTIONS

From the traffic lights at Norfolk Lavender heading toward Hunstanton take the second turning right (approx 500m) into Church Road. Continue round the left hand bend, which is Ringstead Road and the property will be found just a short distance further along on the left hand side.

## SERVICES

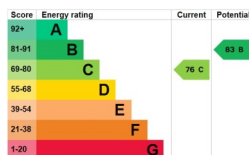
Mains Electricity. Mains Gas. Mains Water. Mains Drainage. Gas Central Heating. These services and related appliances have not been tested.

## COUNCIL TAX

Band F - £3370.45 for 2025/26 - Borough Council of King's Lynn & West Norfolk.

## ENERGY PERFORMANCE RATING

HOUSE: EPC Band C. ANNEXE: EPC Band E







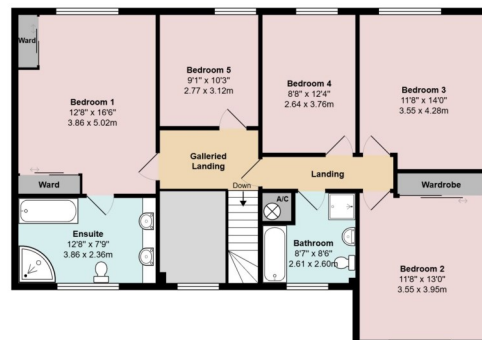












## 22 Ringstead Road, Heacham, King's Lynn, Norfolk, PE31 7JA

Illustration for identification purposes only. Measurements are approximate. Not to scale

**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.

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# LANDLES

Since 1856

## SELLING & LETTING

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property in King's Lynn and the coastal & rural villages of North & West Norfolk

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