



Introducing
Jacob's Yard, Chapel Lane
Ringstead

SOWERBYS

Stood handsomely off the passing lane, Gatekeepers Cottage is a charming cottage style, three bedroom semi-detached home and the perfect place to retreat and enjoy this enviable rural coastal setting.

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.

To the front this beautiful home is traditionally framed and gated with black estate fencing, and to the rear with a mix of timber and stone walling surrounding its lawned south facing gardens.

Available Now.

JACOBS 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.

RINGSTEAD

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.

COUNCIL TAX

Band to be confirmed (New Build)

LOCATION

What3words: ///wand.defenders.firelight

AGENT'S NOTES

No Pets

Air Source Heating

Available Now

Unfurnished

12 Month Initial Tenancy

ENERGY EFFICIENCY RATING

To be confirmed. The reference number or full certificate can be obtained from Sowerbys upon request.

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.



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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