



Introducing
Jacob's Yard
Ringstead

SOWERBYS

Copper Lodge exudes a barn styled charm with a rustic natural stone, brick and timber appearance, set against beautifully contrasting full height windows.

Integral garages complement the ample parking afforded by this versatile 3 or 4-bedroom, semi-detached family home and timber gates grant private access to enclosed lawned rear gardens with space for the family to enjoy an afternoon away from the beach.

The 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 fourth bedroom or place to work from home. A bright landing to the first-floor opens to a family bathroom, two further double bedrooms and a prized principal bedroom with en-suite and a balconied terrace to get lost in a book before bed on a warm Summer night.

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.

ENERGY EFFICIENCY RATING

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

LOCATION

What3words: ///cornfield.darts.solid

COUNCIL TAX

Band to be confirmed (New Build)

AGENT'S NOTES

No Pets

Air Source Heating

Available Now

Unfurnished

12 Month Initial Tenancy



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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