



Introducing
Jacobs Yard, Ringstead

SOWERBYS

CHALK HILL HOUSE

Resting on enviably one of the largest plots within the development, Chalk Hill House is a generous family home at Jacob's Yard.

With a natural stone, brick and timber appearance, set against beautifully contrasting full height windows, this large family home fondly reflects the working farm buildings once found across this rural county.

The generous 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 fifth bedroom and neighbouring bathroom, ideal for visiting guests or those weary of climbing the stairs.

A bright landing to the first-floor opens to three further double bedrooms, two with en-suites, one with an en-suite and a walk-in wardrobe, and finally the principal bedroom with a walk-in wardrobe, en-suite and a broad balconied terrace to kick back and enjoy those hazy summer nights.

The attached double garage matches the ample off-road parking and the timber gate grants private access to the large enclosed lawned rear garden with sufficient space for the family dog, children or visiting grandchildren to run around whilst still enjoying a day away from the beach.

JACOB'S 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.

AGENT'S NOTE

No Pets

Unfurnished

Available Now

Air Source Heating

12 Month Initial Tenancy

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

B. 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.

LOCATION

What3words: ///odds.patrolled.chipper



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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