



INTRODUCING

Admiral Barn

Ringstead, Norfolk

SOWERBYS

Land & New Homes Specialists

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INTRODUCING

Admiral Barn

High Street, Ringstead, Norfolk
PE36 5JU

Barn-Style Detached Family Home

Accommodation in Region of 2,556 Sq. Ft.

Four En-Suite Bedrooms, Two
with Walk-In Wardrobes

Home Office or Optional Fifth Bedroom

Sociable, Open-Plan Lifestyle

Utility Boot Room

Attached Double Garage and
Ample Off Road Parking

Generous, Enclosed Rear Garden

Popular Village Location with Award
Winning Pub, The Gin Trap Inn

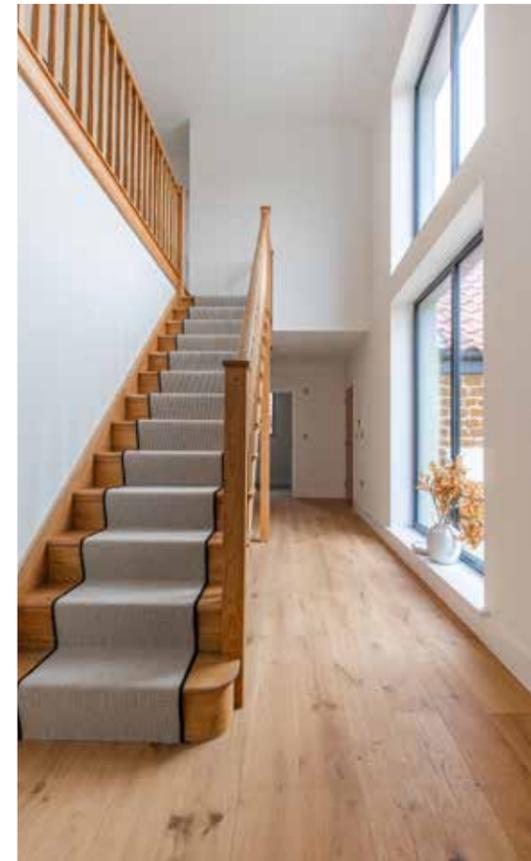
Less Than Five Miles From The Beach

SOWERBYS HUNSTANTON OFFICE

01485 533666

hunstanton@sowerbys.com





Set on one of the largest plots in its immediate setting, Admirals Barn is a substantial and well-finished family home in Ringstead, Norfolk, combining traditional materials with a notably high-quality specification. Natural stone, brick and timber elevations reflect the county's agricultural heritage, while full-height glazing and contemporary detailing give the house a confident, modern feel.

The standard of finish is immediately apparent. The kitchen sits at the centre of the home and is fitted with Shaker-style units in Atlantic Green, topped with quartz work surfaces. A carefully chosen range of appliances includes a Miele induction hob with integrated downdraft extraction, Miele combination oven and warming drawer, alongside a Neff fridge/freezer, dishwasher and wine cooler. A Quooker boiling water tap and undermounted Caple sinks complete a space that feels both practical and refined. The adjoining utility room continues the same specification, with matching cabinetry and integrated Miele laundry appliances.

Throughout the living areas, engineered oak flooring, brushed chrome fittings and a well-considered lighting scheme create a clean, understated finish. A wood-burning stove adds warmth and character, while underfloor heating across the ground floor, powered by an air source heat pump, provides efficient and comfortable everyday living.

Upstairs, radiators with individual thermostatic controls and electric underfloor heating to the bathrooms maintain that sense of quality and attention to detail.

Bathrooms and en-suites are finished to a high standard, featuring Duravit sanitaryware and Hansgrohe chrome fittings, large-format tiled walls and floors, thermostatic showers and heated towel rails.

Built-in wardrobes with integrated LED lighting feature in the principal bedroom, adding both storage and a tailored feel. The principal suite also enjoys access to a balcony terrace, offering a private outdoor space overlooking the garden.

Externally, the property offers ample off-road parking alongside a double garage with electric aluminium doors, light and power. The enclosed rear garden is mainly laid to lawn with a paved patio, providing a practical and generous outdoor space.

Modern conveniences such as external lighting, power sockets, hot and cold taps and an electric vehicle charging point reinforce the sense that this is a home designed for contemporary living.

Overall, Admirals Barn offers a strong combination of space, specification and energy efficiency, supported by a 10-year structural warranty, making it a well-considered and future-ready home within its Norfolk setting.





First Floor



Ground Floor

GROUND FLOOR

Kitchen/Dining Room
24'10" x 16'2" (7.57m x 4.93m)

Sitting
18'10" x 16'6" (5.74m x 5.03m)

Bedroom Five/Study
16'10" x 10'3" (5.13m x 3.12m)

FIRST FLOOR

Bedroom One
17'3" x 12'3" (5.26m x 3.73m)

Bedroom Two
13'1" x 8'10" (3.99m x 2.69m)

Bedroom Three
13'1" x 9'2" (3.99m x 2.79m)

Bedroom Four
13'3" x 11'4" (4.04m x 3.45m)

Approximate Floor Area 2,556 sq.ft. / 237.44 sq.m.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Ringstead

WHERE COUNTRYSIDE CHARM MEETS COASTAL BEAUTY

Ringstead is a delightful North Norfolk village that perfectly blends rural tranquillity with easy access to the stunning coastline. Surrounded by rolling countryside and scenic walking trails, it offers a peaceful retreat while remaining well connected to the renowned sandy beaches of Old Hunstanton and Holme-next-the-Sea, both just a few miles away. The village is set within an Area of Outstanding Natural Beauty, making it a haven for walkers, cyclists, and nature lovers. Nearby, the Peddars Way, an ancient Roman road, provides excellent walking routes through the Norfolk landscape, while Ringstead Downs, a local nature reserve, offers breathtaking views and rich wildlife.

Despite its rural charm, Ringstead benefits from a strong and welcoming community, centred around its popular pub, a traditional 17th-century inn known for its excellent food and selection of gins. The village also has a well-stocked village store, offering fresh produce, essentials, and local delicacies.

For those seeking further amenities, the vibrant seaside town of Hunstanton is just four miles away, featuring supermarkets, independent shops, cafés, and restaurants, as well as leisure facilities such as a golf course, a leisure centre, and the Sea Life Sanctuary. The charming market town of Burnham Market, often referred to as 'Norfolk's Chelsea,' is a short drive away, boasting boutique shops, high-end restaurants, and traditional village greens.

The North Norfolk coastline, is within easy reach, offering endless opportunities for exploration. The beaches at Brancaster, Thornham, and Wells-next-the-Sea provide stunning scenery, while Titchwell Marsh and Holme Dunes nature reserves are perfect for birdwatching and wildlife spotting.

Ringstead offers countryside beauty, coastal proximity, and a strong community, ideal for a relaxed village lifestyle with excellent amenities.



Note from Sowerbys



Admiral Barn at Jacob's Yard

“Admiral Barn is an exceptional new home in a beautiful, rural village setting.”



SERVICES CONNECTED

Air source heat pump with underfloor heating to ground floor, radiators to first floor.
Electric underfloor heating to bathrooms. Mains water and electricity, drainage to a water treatment system.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

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

TENURE

Freehold.

LOCATION

What3words: ///villager.presuming.statement

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

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in England and Wales, company no: 05668606.
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

