



THE STORY OF

Easterly Lodge

Ringstead, Norfolk

SOWERBYS



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Easterly Lodge

68 High Street, Ringstead, Norfolk
PE36 5JU

Large Family Home Set Within
0.66 Acres (STMS)

Private, Yet Peacefully Nestled in
a Charming Village Setting

Kitchen/Family Room and Dining Room

Spacious Sitting Room, Separate Snug and
Impressive Games/Entertaining Room

Four Generously Proportioned Double Bedrooms
and Four Bathrooms in Main Residence,
Fifth Bedroom and Bathroom in Annexe

Useful Home Office, Utility Room and Cloakroom

Incredible Easterly Views Over the Fields

Electric Gated Entrance, Large Private Driveway

Double Cart Lodge with Impressive
Boat Shed and Workshop

Self-Contained Annexe Offering Versatile
Additional Accommodation

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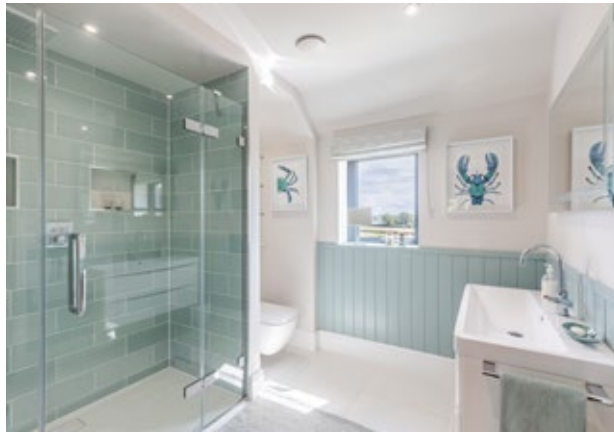
A truly exceptional family home, hidden from the road and occupying a wonderfully private position in the heart of this desirable North Norfolk village.

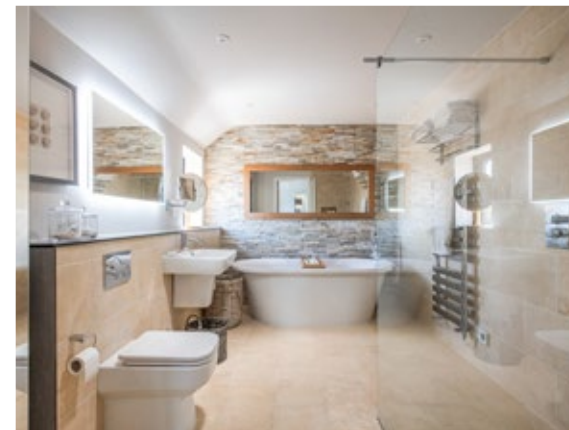
Tucked away behind electric gates, this remarkable home offers approximately 6,500 sq ft of beautifully appointed accommodation and has been thoughtfully remodelled and modernised by the current owners to create an outstanding family residence. With its generous proportions, superb entertaining spaces and exceptional attention to detail, this is a home designed equally for everyday family life and entertaining on a grand scale.

The property is approached via electric gates which open onto a large private driveway, providing ample parking and leading to a substantial double cart lodge with adjoining boat shed. Above the cart lodge is an impressive large office, which offers considerable versatility and could, subject to any necessary consents, make an exceptional annexe. Already equipped with a kitchen area and shower room, this is a particularly useful space for those looking for additional accommodation or a home office.

At the heart of the main house is the magnificent kitchen and family room. Fitted with a range of quality modern units and complemented by a traditional Aga, this impressive space provides the perfect gathering point. With ample room for informal dining and comfortable seating, it is a wonderfully sociable room, while doors open directly onto the patio.

The reception accommodation continues with a generous sitting room featuring a handsome fireplace and wood-burning stove, providing a cosy retreat. A formal dining room offers the ideal setting for more special occasions, while a separate snug provides a quieter space to relax. The games room is another particularly impressive addition and would make an ideal party room, children's play area or space for entertaining friends. A utility room, useful office and cloakroom complete the ground floor.





Upstairs, the impressive first-floor landing is far more than simply a circulation space, with a quiet seating area creating a peaceful spot. There are four generously proportioned double bedrooms, with the principal bedroom suite being a particular highlight. Featuring a dramatic floor-to-ceiling window, the room enjoys magnificent far-reaching views and is complemented by one of the most impressive dressing rooms you are likely to see. His and hers en-suite facilities complete this outstanding principal suite. The guest bedroom is equally impressive, with its own en-suite facilities and a versatile adjoining room currently arranged as a walk-in wardrobe/nursery, offering considerable flexibility depending upon the needs of the next owners. Two further double bedrooms provide excellent accommodation, with bedroom three also benefiting from an en-suite shower room.

Outside, the beautiful patio provides an exceptional space for entertaining and enjoys an outlook across the substantial lawn and beyond to far-reaching views over the surrounding farmland. An impressive outdoor kitchen creates the perfect setting for summer entertaining, barbecues and long evenings spent with family and friends. There is also a useful storage room to the rear of the cart lodge together with an external shower, an inspired addition for a property so close to the North Norfolk coast and particularly practical after days spent on the beach.

The village is highly regarded, offering an award-winning pub and restaurant within easy reach, while the beautiful coastline is just a few minutes' drive away. Despite its central village position, the property feels wonderfully private and secluded, with the surrounding countryside providing a peaceful backdrop.

A truly exceptional home offering an outstanding combination of scale, quality, versatility and privacy, with superb entertaining space both inside and out and the added potential of an annexe. A property of this calibre and size is rarely available and viewing is essential to fully appreciate what is on offer.





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



“A truly
exceptional family
home.”



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

C. Ref:- 0370-2715-5680-2206-3565.

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 above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///allies.freshen.jumps

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SOWERBYS

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