



2 Hinckley Cottages
Chequers Street | East Ruston | Norfolk | NR12 9JT

CHARACTER, COAST & COUNTRYSIDE



“In a glorious position in the village of East Ruston, this character cottage has so much to offer. It’s been thoughtfully extended and totally renovated, using authentic materials and techniques, and now benefits from a great deal of space, inside and out.

With sunny gardens, a useful outbuilding, wonderful walks on the doorstep, and the beach and Broads just ten minutes from your front door, this is the perfect place for a fresh start.”



KEY FEATURES

- A Superb Semi-Detached Renovated Cottage in the Village of East Ruston
- Three Bedrooms plus a Versatile Attic Room
- First Floor Bath/Shower Room plus a Separate WC
- Kitchen/Dining Room with Ground Floor Shower/Utility Room
- Two Reception Rooms plus a Garden Room
- Enclosed Gardens to Front and Rear of the Property
- Driveway provides Ample Parking
- Integral Garage and a Timber Garage plus Outbuildings for Storage including a Wood Store and Garden Sheds
- The Accommodation extends to 1,548sq.ft
- Energy Rating: D

Imagine waking every day to birdsong, walking your dog on the beach, canoeing along the canal or sailing on the Broads, firing up the barbecue and inviting your friends and family over, watching the sun set over the surrounding countryside and enjoying a spot of stargazing... This home offers you the best of Norfolk country living, all within easy reach of market towns and both Norwich and Great Yarmouth.

Old And New In Harmony

The property dates back to around 1850 and was originally a little two-up, two-down with a lean-to kitchen. When the owner came here, he was drawn to the location and to the character. He knew the house needed a lot of work, but he could see the potential to create his perfect family home, and that's exactly what he's done. The original parts of the cottage have been restored and preserved and there are extensions to the side and rear. The original flint walls have been retained and the owner has used lime pointing and render, reclaimed materials for the chimneys, and more besides, going above and beyond to preserve the integrity and character of the cottage whilst adding a modern feel.

A Warm Welcome

As soon as you come into the cottage you can feel yourself relax – it has a friendly, comfortable ambience. The oldest part is now made up of a cosy sitting room and study, each with a fireplace and log burner. You move through into a bright and sunny garden room, French doors leading out into the garden to the west. From here you also have access to the garage.





KEY FEATURES

Moving back into the main part of the house, you come into the delightful kitchen dining room, with a triple aspect, doors on two sides and plenty of room for a family table. This is a wonderfully sociable room and you can easily imagine yourself in here, it being the heart of day-to-day family life. Upstairs there are two bedrooms in the original part of the cottage. One has stairs up to a loft room too, so you could use these two rooms together as a bedroom and playroom if desired. There's also a fabulous principal bedroom with a vaulted ceiling, timber beams, French doors and a Juliette balcony framing views down the garden to the treetops.

A Lovely Location

Outside, in addition to the built-in garage, there's a detached timber garage and a useful outbuilding for storage. There's ample parking on the drive and you have lawns to the front and rear of the cottage, so you get the sun all day long. Both the front and back gardens are totally private and secluded, so you really can feel yourself unwinding out here, listening to birdsong, which is often the only sound. One of the things the owner most loves about life here is the sense of community, something that's increasingly hard to find these days. East Ruston has a village school, a pub and a recently refurbished village hall with a playing field. People here are friendly, but not intrusive, so you get to know familiar faces on the school run, walking the dog or simply heading for a Friday night drink and a spot of dinner. You're a five-minute walk from the Weaver's Way, and you can head to Honing and canoe on the canal, or drive to the Broads to go sailing, fishing or birdwatching. The coast is around ten minutes too and you also have the market town of Stalham and the well served village of Wroxham a short drive from home. When you want to go further afield, Norwich, Great Yarmouth and Cromer are all just under half an hour away, so you have everything you need within easy reach.

























INFORMATION



On The Doorstep

East Ruston is situated near to the Norfolk Broads and from here you can explore the wealth of broads and backwaters at one's leisure. Wroxham boasts the Roys of Wroxham department store, individual boutiques, a range of eateries, banks and tourist attractions. The Norfolk coast is an area of outstanding natural beauty and is close at hand with a number of golf courses and other leisure facilities close by.

How Far Is It To?

From East Ruston you have easy access to the cathedral city of Norwich which is approximately 15 miles to the south west with its large array of cultural and leisure facilities, including Chantry Place shopping centre, bars, restaurants, theatres and cinemas. There are a number of good schools in both the state and private sectors as well as the University of East Anglia. Norwich has a main line station to London Liverpool Street with an approximate journey time of 1 hour 40 mins, also providing commuter trains to Cambridge. There is an international airport to the north side of the city and access to most major trunk roads. From the A11 Newmarket Road, Cambridge lies approximately 60 miles to the south-west and Newmarket 47 miles.

Directions

Leave Norwich on the A1151 Wroxham road passing through Wroxham and prior to reaching Stalham take a left at the junction onto the B1159/Stepping Stone Lane. Turn left onto Brumstead Road/B1159, turn left onto Common Road and then left again onto Chequers Street, where the property will be found on the right hand side clearly signposted with a Fine & Country For Sale Board.

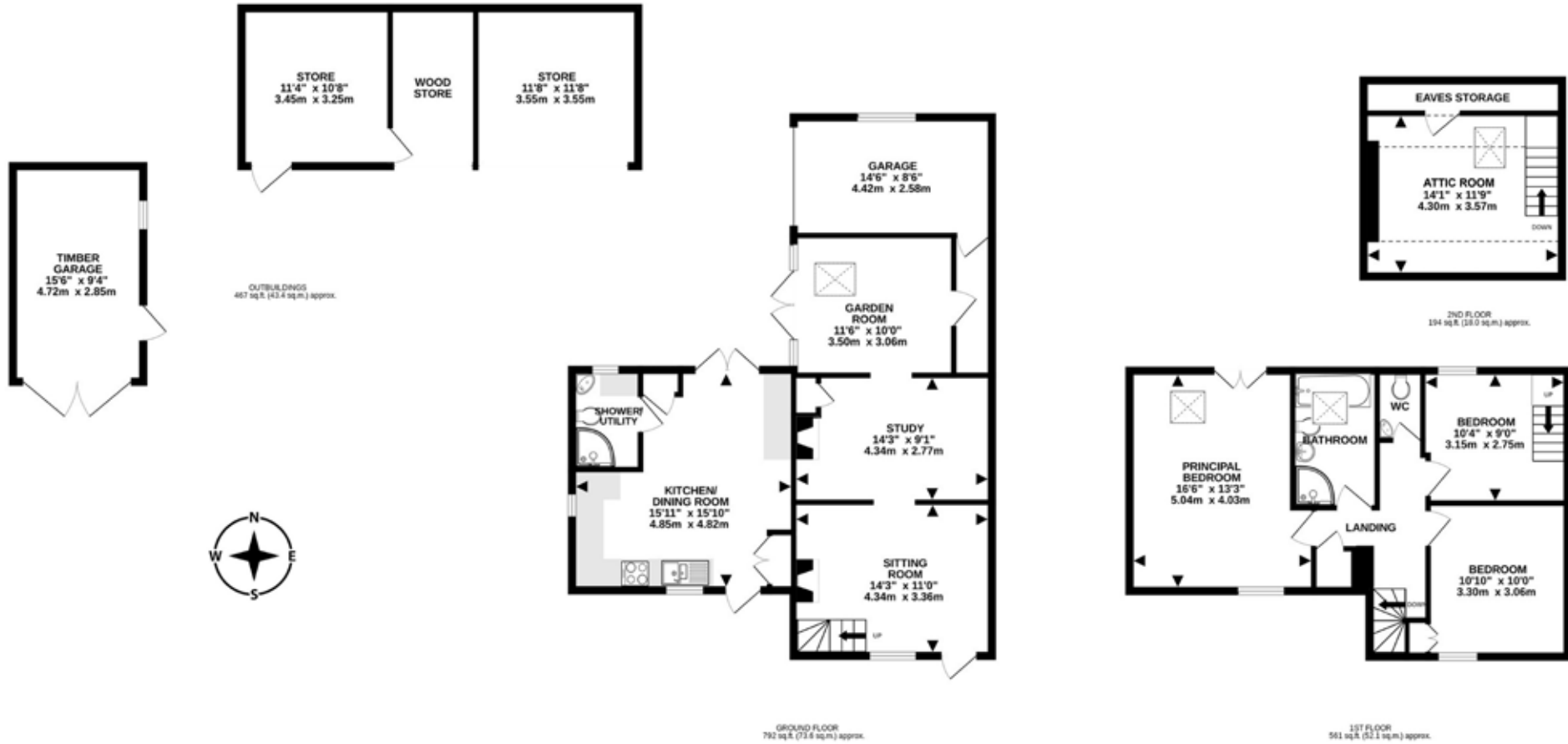
Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage
Broadband Available - Vendor uses TalkTalk
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
North Norfolk District Council - Council Tax Band A
Freehold

Norfolk Country Properties. Registered in England and Wales No. 06777456. Registered Office - Blyth House, Rendham Road, Saxmundham, IP17 1WA.

Copyright © Fine & Country Ltd.

Please Note: All images and floorplans shown in the brochure and online remain copyright to the individual photographer and may not be used for any purposes whatsoever without prior permission.



FLOOR AREA - HOUSE (EXCLUDING OUTBUILDINGS) : 1548 sq.ft. (143.8 sq.m.)
TOTAL FLOOR AREA : 2015 sq.ft. (187.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
 Made with Metropix ©2026

| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | 73 | 73 |

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.
 For a free valuation, contact the numbers listed on the brochure.





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit fineandcountry.com/uk/foundation



follow Fine & Country Norwich on



Fine & Country Norwich
12-14 Queen Street, Norwich, Norfolk, NR2 4SQ
01603 221888 | norwich@fineandcountry.com

