



THE STORY OF  
**10 Burnham Road**  
*Ringstead, Norfolk*

**SOWERBYS**



THE STORY OF

# 10 Burnham Road

Ringstead, Hunstanton, Norfolk  
PE36 5LB

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Four Double Bedrooms, Including Principal  
Suite with Countryside Views

Stylish Kitchen/Dining Room with  
Granite Worktops and Bi-Fold Doors

Spacious Sitting Room with Stone  
Fireplace and Wood-Burner

Generous Landscaped Garden with  
Patio for Outdoor Dining

Double Garage and Ample Off-Street Parking

Built In 2014 By Respected Local  
Developer Bullock Homes

Peaceful Village-Edge Location  
Just 2 Miles from the Coast

Versatile Study, Ideal for Home Working

Contemporary En-Suite and Family Bathroom

Walking Distance to the Gin Trap  
Inn and Village Amenities

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Built to an exacting standard in 2014 by respected local developer Bullock Homes, this elegant detached residence presents a rare opportunity to enjoy both refined living and a close connection to the North Norfolk coast. Positioned on the edge of the charming village of Ringstead, just two miles from the sea, this home blends timeless architecture with the ease of modern design.

Behind its handsome brick and chalk façade lies a beautifully balanced interior, thoughtfully arranged to accommodate both relaxed family life and effortless entertaining. The reception hall, with flagstone flooring and underfloor heating, sets a welcoming tone from the outset. From here, the flow of the ground floor leads into a superb kitchen/dining room, the true heart of the home. Oak-fronted cabinetry, granite worktops and a central island provide a warm and practical setting, while bi-fold doors open directly onto the garden, creating a seamless indoor-outdoor living experience.

The adjoining utility room offers additional storage and workspace, while the generous sitting room is a particularly inviting space, complete with a stone fireplace and a wood-burning stove. A separate study adds flexibility, ideal for home working or quiet reading.

Upstairs, the accommodation continues to impress. The principal bedroom enjoys glorious, uninterrupted countryside views and is served by a stylish en-suite shower room. Three further double bedrooms, all with fitted wardrobes, provide excellent space for family and guests. A well-appointed family bathroom completes the first floor, combining functionality with elegant finishes.



Flagstone floors, a wood-burning stove, and hand-finished joinery speak to a sense of tradition, beautifully reimagined for modern life.





Externally, the property is framed by attractive boundary walls of traditional chalk and brick, enhancing its sense of character and privacy. A gravel driveway and turning circle provide ample parking and lead to a detached double garage.

The gardens have been thoughtfully landscaped to offer year-round enjoyment. A broad stone terrace runs along the rear of the house, perfectly positioned for al fresco dining, with lawns, established beds and mature planting creating a tranquil and manageable outdoor space.

Located just a short walk from Ringstead's much-loved Gin Trap Inn, the village shop, and local garden nurseries, the property offers the best of both worlds – peaceful rural living with excellent amenities close by. For those who value nature and open space, the surrounding area offers endless opportunities for walking, cycling and exploring, with quiet lanes and coastal paths just moments away.

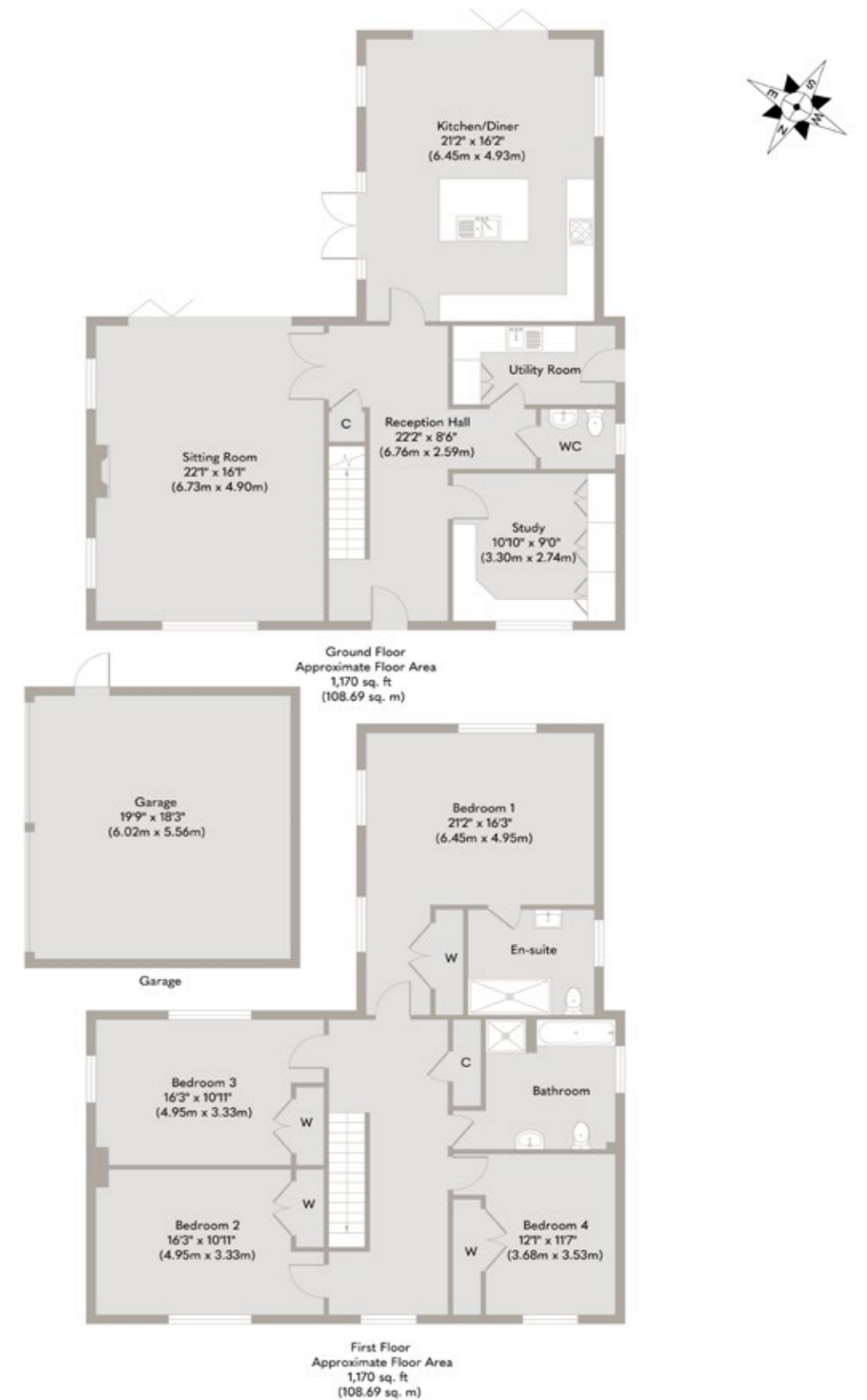
Homes built by Bullock Homes are widely recognised for their quality, and this one is no exception. Classic materials, generous proportions and a clear sense of craftsmanship underpin every room, offering a property that feels both established and effortlessly contemporary.

Whether as a full-time residence or a country escape, this is a home that offers lasting quality in a location where coast, countryside and community are all close at hand.



If we had to describe the house in three words, it would be: full of light. That's what makes it feel so uplifting to come home to, every day.





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 the Vendor



“It’s hard to pick a favourite spot in the house, we truly love all of it. The layout, the light, the views... it all just works beautifully together.”



### SERVICES CONNECTED

Mains water, electricity and drainage. Electric air source heating.

### COUNCIL TAX

Band F.

### ENERGY EFFICIENCY RATING

C. Ref:- 0235-0728-3500-0983-3296

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: ///legroom.spit.renderers

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# 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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