

Wensum Cottage
37 The Street | Ringland | Norfolk | NR8 6AB

FINE & COUNTRY

PICTURE PERFECT



With its handsome red brick frontage and beautiful sash windows, this property benefits from the good looks of the Georgian era, with excellent proportions and light filled rooms inviting you to explore.
Set in a glorious rural position, it's quiet and peaceful, yet close to the pub and only a few minutes from main roads and transport links.



KEY FEATURES

- A Handsome Georgian Property situated in the Village of Ringland
- Five Bedrooms and a Family Bathroom
- Stunning Open Plan Kitchen/Dining Room with Access to the Garden
- Separate Utility Room and Ground Floor WC
- Two Spacious Reception Rooms both with Fireplaces, One with a Woodburner
- The Garden includes a Curved Patio Area with Mature Planting
- A Useful Outbuilding includes a Garage and Two Store Rooms
- The Accommodation extends to 1,722sq.ft
- Energy Rating: E

Enjoy the best of both worlds here - character features and modern comforts, the relaxed feel of the countryside with easy access to shops, schools and more - it's a home that ticks so many boxes. A wonderful place in which to raise a family, it's spacious and well maintained, welcoming and friendly.

Instant Attraction

Thought to be around 200 years old, this pretty property was most likely two cottages originally, being opened up into one larger home more recently. Its good looks and peaceful setting drew the current owners here when they were looking for a place in which to raise their young children. The warm and welcoming feel of the home, along with the excellent proportions and charming period features, won the owners over and they set about making it just right for them. They have opened up the rooms at the back on one side of the house to create a fabulous open plan kitchen and family space, so the house works perfectly for today's lifestyles but still retains that delightful character.

Family Friendly

At the front of the house, you have a spacious reception room either side of the elegant hallway. The study would also be great as a playroom, snug or formal dining room and has a lovely feature fireplace, while on the other side, the main sitting room has a log burner set within a handsome fireplace, as well as useful and attractive cupboards and shelving in alcoves on either side. At the rear of the house, you have the aforementioned kitchen. The owners have incorporated a former garden room into the space and as a result, it's wonderfully light and bright. There's room for seating and dining and it's perfect for busy families and for social occasions. A spacious utility and cloakroom complete the ground floor.







KEY FEATURES

Upstairs, there are five bedrooms, all a good size, sharing a refitted and stylish family bathroom.

Peaceful Perfection

In the garden there's a useful outbuilding that offers potential if you're looking for a studio or gym. At the front of the house, you'll find ample parking. At the back there's a lovely curved patio outside the kitchen, perfect for al fresco dining, then you have a good size lawned garden that's nice and safe for kids playing or for your dog to run around and let off steam. The garden is a blank canvas, mainly laid to lawn, and home to plenty of wildlife, including robins, pheasants and more. You're in a village here, with friendly neighbours and a local pub, but it's incredibly quiet with very little passing traffic. The owners' children have enjoyed being able to head out on the lanes, walking the dog, playing by the nearby river and catching little fish - you can have a lovely outdoors lifestyle here. You're surprisingly well connected, with easy access to the A47 and to Longwater in one direction and the Broadland Northway in the other, so it's great if you travel frequently with work and you want to come home and leave it all behind!












CAREERS 2023








BE OUR
Guest


SHINE
STAR












37
WENSUM
COTTAGE



INFORMATION



On The Doorstep

Ringland is an attractive village that has the River Wensum flowing through it. The famous artist Sir Alfred Munnings regularly visited the area and his painting 'Horses on Ringland Hills' is renowned. The village itself boasts the Church of St Peter, while the neighbouring village of Taverham has a high school and middle school, as well as Taverham Hall and Langley Prep School. Approximately 3 miles away, Drayton offers a Tesco's supermarket, as well as a hairdresser, cafe, petrol station, post office and some good local pubs. Wensum Valley Golf Club and The Dinosaur Adventure Park are also only a short distance away.

How Far Is It To?

Ringland is located approximately 8 miles from Norwich, which offers all that you would expect of a county capital with a wide variety of cultural and leisure facilities, a main line rail station with links to London Liverpool Street and an international airport. There is also a selection of good schools in both the public and private sectors as well as the University of East Anglia. The market town of Dereham is 11 miles distant and hosts a Tuesday and Friday market. It has a large leisure centre and there is a swimming pool, golf course, squash club, three-screen cinema, a large library, Morrisons and a good range of shops and restaurants.

Directions

Leave Norwich on the A1067 signposted Fakenham. Continue forward onto Drayton High Road passing through Drayton and entering Taverham. Turn left onto Beech Avenue and then right onto Ringland Road. When you reach The Swan Pub, take the road to the right hand side of the pub and follow the road into the village, whereby Wensum Cottage, number 37 will be found on the left hand side clearly signposted with a Fine & Country For Sale Board.

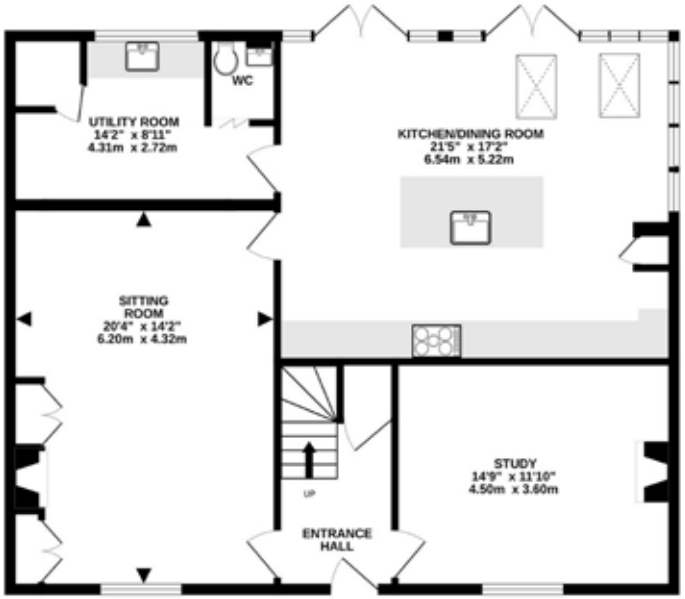
Services, District Council and Tenure

Oil Central Heating, Mains Water, Private Drainage via Septic Tank
Fibre Broadband Available - vendor uses BT
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
Broadland District Coumcil - Council Tax Band F
Freehold

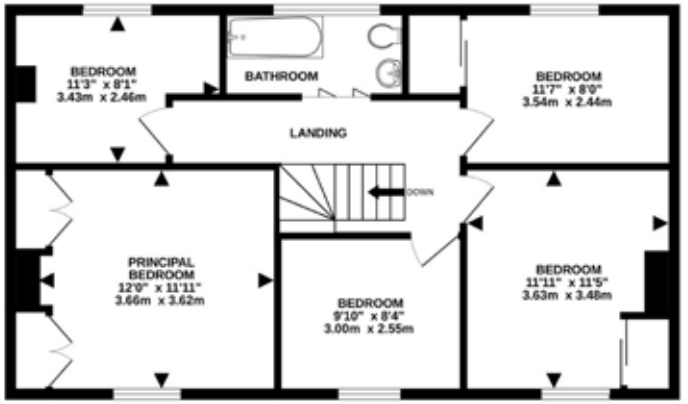
Norfolk Country Properties. Registered in England and Wales No. 06777456. Registered Office - Blyth House, Rendham Road, Saxmundham, IP17 1WA.
Copyright © Fine & Country Ltd.
Please Note: All images and floorplans shown in the brochure and online remain copyright to the individual photographer and may not be used for any purposes whatsoever without prior permission.



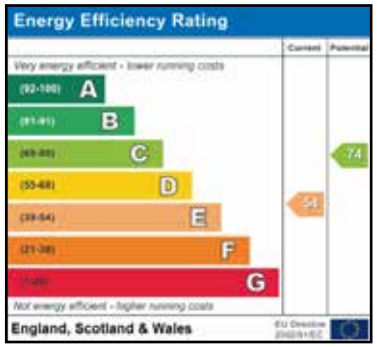
OUTBUILDINGS
383 sq.ft. (35.6 sq.m.) approx.



GROUND FLOOR
1017 sq.ft. (94.5 sq.m.) approx.



1ST FLOOR
705 sq.ft. (65.5 sq.m.) approx.



FLOOR AREA - HOUSE (EXCLUDING OUTBUILDINGS) : 1722 sq.ft. (159.9 sq.m.) approx.
TOTAL FLOOR AREA : 2105 sq.ft. (195.5 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

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.

The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.UK



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