



A DELIGHTFUL PERIOD COTTAGE IN A SOUGHT-AFTER VILLAGE JUST OFF THE BEATEN TRACK

Orchard Cottage, 100 High Street, Ringstead, Norfolk PE36 5JU

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ESTABLISHED 1966

Orchard Cottage
100 High Street
Ringstead
Hunstanton
Norfolk
PE36 5JU

*A TASTEFULLY-PRESENTED END-TERRACED COTTAGE WITH OFF-ROAD PARKING
AND A GARDEN IN A FAVOURED VILLAGE JUST BACK FROM THE COAST*

Guide Price: £495,000 (13.03.24)
Freehold BUR240027

- A former farmworkers' cottage built of brick, chalk and carr-stone elevations under pan-tiled roofs
- Sitting Room with exposed beams and a wood-burning stove
- Kitchen with cabinetry hand-built by Orwells Furniture of Ipswich and appliances to include a hob, oven, dishwasher and fridge
- Dining Room
- Two double Bedrooms
- Bathroom
- Off-road Parking and Garden to front
- Outbuilding, log-store and further Garden to rear
- Currently operated as a holiday let, viewings only possible during changeovers





RINGSTEAD is a sought-after village surrounded by undulating farmland situated just two miles inland from the north Norfolk coast, a delightful Area of Outstanding Natural Beauty, famous for its beaches and bird and nature reserves. Ringstead has a thriving village shop, a well-regarded public house, The Gin Trap Inn, and many wonderful walks in the surrounding countryside, including one through the Downs, a glacial valley, to Old Hunstanton.

A championship links golf course can be found at nearby Old Hunstanton. A full range of shops and facilities are available in both the seaside resort and town of Hunstanton (3 miles) and the medieval port and market town of King's Lynn (17 miles) from where a mainline railway station gives access to London Kings Cross in 97 minutes. The Georgian village of Burnham Market lies 10 miles to the east.

Orchard Cottage is situated within a designated Conservation Area.

HEATING: Traditional radiators fired by an electric boiler; wood-burning stove in the sitting room.

COUNCIL TAX: Currently business rated.

SERVICES: Mains electricity and water; drainage to a septic tank.

BROADBAND: Ofcom indicate that Ultrafast Fibre Broadband is available to the property.

MOBILE COVERAGE: Ofcom indicate that EE, O2, Three and Vodafone all have voice and data available outside the property and that O2 and Vodafone both have voice and data available inside the property.









FIXTURES AND FITTINGS: Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest. However, the fittings, furniture and chattels are surplus to the sellers' requirements and are all available by separate negotiation if required.

IMPORTANT NOTICE: These particulars have been prepared in all good faith to give a fair overall view of the property. Measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before travelling any great distance to ensure that your impression of the property is as we intended. None of the services, appliances or equipment have been tested and purchasers should satisfy themselves on such matters prior to purchase.

VIEWING: Early inspection is recommended through the Agents. For an appointment please telephone BEDFORDS, The Bower House, Market Place, Burnham Market, King's Lynn, PE31 8HF. Tel: (01328) 730500. All our properties can be found on the internet at www.bedfords.co.uk

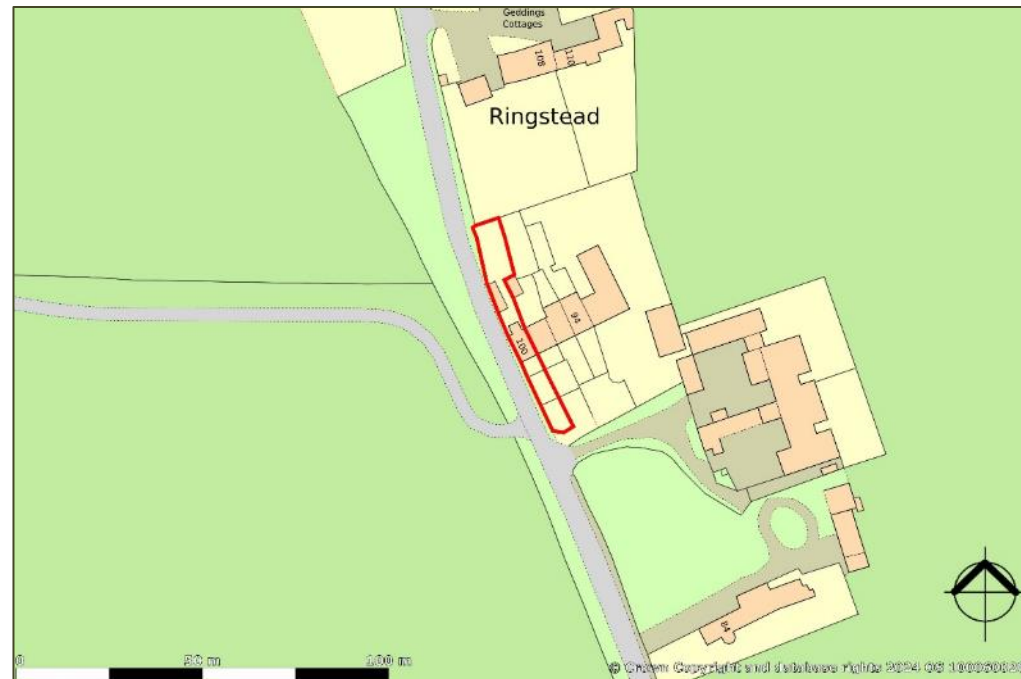




ENERGY PERFORMANCE CERTIFICATE (EPC):

A copy of the full EPC is available upon request

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



RIGHTS OF WAY: Orchard Cottage enjoys a vehicular and pedestrian Right of Way over the driveway immediately to the south and must contribute a fair proportion towards its maintenance.

The neighbouring cottages in the terrace enjoy pedestrian Rights of Way through the garden gates to both the front and rear.

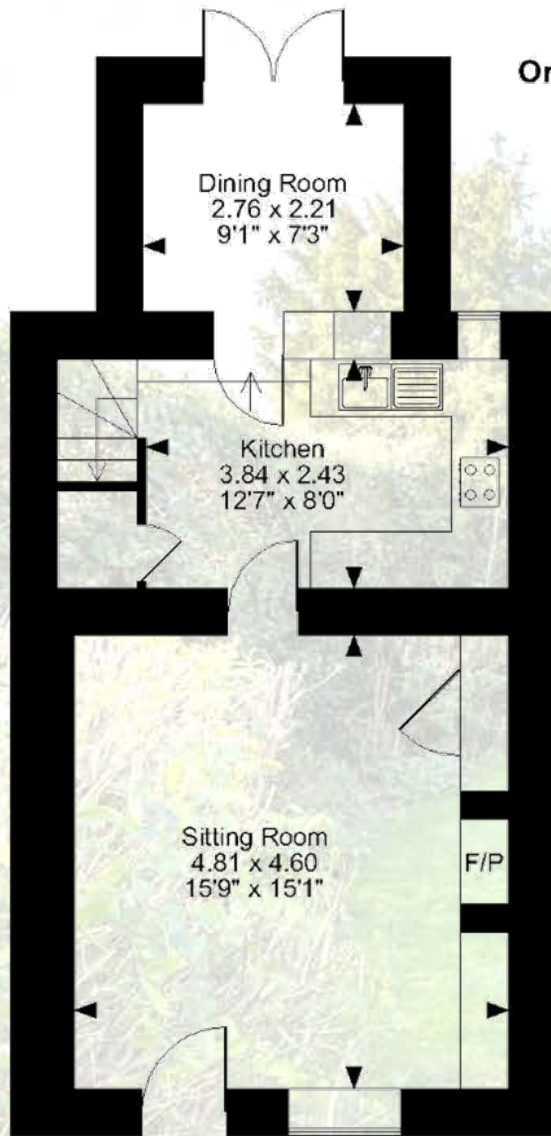
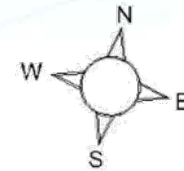
Orchard Cottage, High Street, Ringstead, Hunstanton, Norfolk

Approximate Gross Internal Area

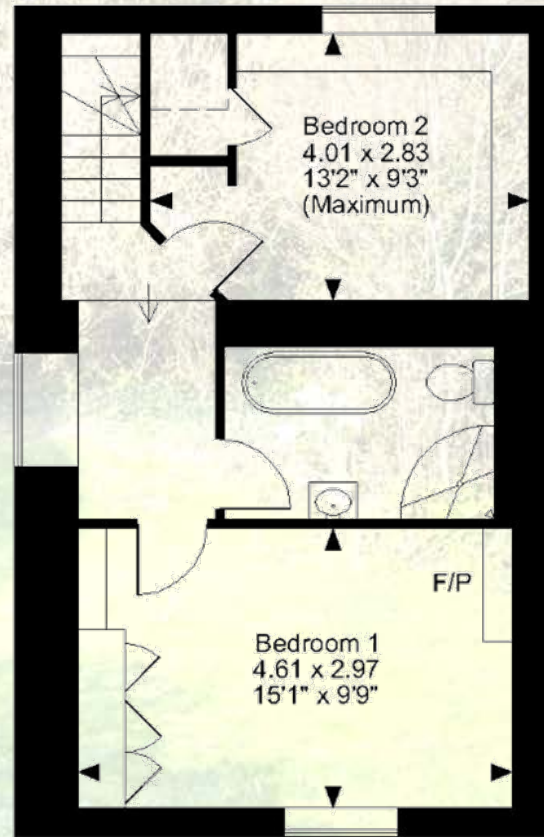
Main House = 859 Sq Ft/80 Sq M

Outbuilding = 143 Sq Ft/13 Sq M

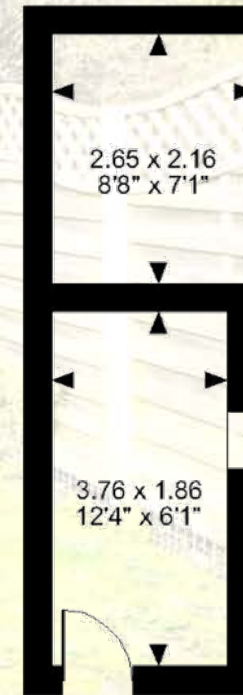
Total = 1002 Sq Ft/93 Sq M



Ground Floor




First Floor



Outbuilding

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

 Denotes restricted head height

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