



Fenlands
145 St. Pauls Road South | Walton Highway | Norfolk | PE14 7DD

FINE & COUNTRY

EQUESTRIAN RETREAT



This charming detached modern bungalow on the edge of a well-served Norfolk village, stands in six acres of grounds and is ideally suited for families, equestrian enthusiasts or those seeking a rural retreat. It also has easy access to Kings Lynn and the coast.



KEY FEATURES

- A Detached Bungalow in the Small and Peaceful Village of Walton Highway
- Ideal for Equestrians with Extensive Land and Outbuildings
- Three Double Bedrooms and a Family Bath/Shower Room
- Spacious Kitchen/Breakfast Room and Boot Room
- Living Room with Wood Burning Stove and Adjacent Conservatory with Amazing Garden Views
- The Grounds extend to 6 acres (stms) and Include Post and Rail Paddocks, Mature Gardens and a Vegetable Plot
- Block-Built Stable Block with Three Stables, Tack Room, Hay and Wood Store, and Tractor Store
- Double Garage/Workshop with Potential for Conversion (Subject to Planning)
- A Carriage Driveway provides Ample Parking
- The Accommodation extends to 1,756sq.ft
- Energy Rating: D

Just 3 miles from Wisbech and within easy reach of King's Lynn and the coast, Fenlands is a rare opportunity to secure a modern, well-maintained home with extensive land and outbuildings in a peaceful yet accessible location with excellent local amenities.

An Exceptional Setting

Set well back from the road behind mature hedging, Fenlands immediately impressed its current owners with the sense of privacy and peace. "We arrived before the estate agent and just sat looking at the field opposite the house and the secluded, private frontage. We both agreed-this might be the one," they recalled. "It just felt so private and peaceful." After sixteen years at the property, the same sense of tranquillity and space continues to define daily life there. The house is approached by an in-and-out block-paved driveway, offering ample parking and access to the substantial double garage/workshop. The entrance hall leads to a bright, dual-aspect living room with a feature floor-to-ceiling wood-burning stove and French doors to the conservatory. The kitchen/breakfast room is the heart of the home, with contemporary cabinetry, integrated appliances, and a large window making it a light and airy space.





KEY FEATURES

So Many Improvements

Since moving in, the owners have undertaken a comprehensive programme of improvements. "The garage was more a lean-to and the roof was so low, you had to bend over to go in so, almost immediately, we secured planning permission for a double garage/workshop and an adjoining boot room, with insulation in the floor in case we ever wanted to convert it to an annexe in the future," they explained, thus ensuring that it would already comply with planning requirements. The kitchen was completely refitted with ceramic floor tiles and rewired, and the bathroom was stripped out, replastered, and fitted with a new suite including a spa bath. Throughout the house, new laminate flooring was laid, a log burner was installed in the living room, and new double glazing installed in all windows, including bay windows to the front.

Favourite Spaces

"The lounge is a lovely room, peaceful, and overlooking the stables at the bottom of the garden. And the front bedroom was decorated with one wall with the appearance of brick – this was used as a guest room and my office where I spent most of my time. We like to use quality decor in the rooms, most of which are decorated with Laura Ashley wall coverings and paint."

The Grounds

Fenland sits on a plot of approximately 6 acres, with 3 to the rear and a further 3 to the side of the house. "The 3 acre field to the side is completely private – it is a roadside field, but we planted approximately a thousand hedging trees, hawthorns, blackberry and wild rose along the roadside," the owners explained. "These are now mature and stand roughly 8 foot in height." In addition, there are three breezeblock stables, measuring around 10 X 10 ft. "These are adjoining a small tack-room, and behind the stables is a wood and hay store. I have also built a free-standing tractor store which houses the farming equipment." During their time there, the grounds have been landscaped and planted with new trees and hedges for privacy, and a vegetable plot, and two patios were added to catch the sun at different times of day. The garden, approximately 80 x 80 ft, is mainly laid to turf with several planted areas around the patio. "It looks lovely in the spring and summer – and the lawn is well manicured by our gardener," the owners explained. "Our garden is fenced with lapped panels and wooden posts and is a wonderful area for entertaining – we have had many great get-togethers here. My 50th was one of them, with ample room for bouncy castles, crazy golf, a spit roast, barbecues, gazebos with bales of hay as seating. It was a great day, and we find that because of the location all family and friends tend to gather here for special occasions."

























INFORMATION



On The Doorstep

"We have good neighbours, but we all tend to keep ourselves to ourselves, which I prefer – but we know we can call upon each other at any time. I think it's one of the attractions, certainly for me," the present owners said. Walton Highway is a welcoming and well-served village, offering a blend of rural peace and practical amenities. Local facilities include a public house, The Highwayman, a fish and chip shop with Chinese takeaway, saddlery, wood merchants, farm shop, garden centre, butchery and restaurant, and nursery, primary and secondary schools.

How Far Is It To?

Regular bus services connect Walton Highway to Wisbech and King's Lynn. Everyday needs are met by local shops and supermarkets in Wisbech (just three miles away), while the nearest Post Office is via a mobile service on Mondays and Thursdays on St Pauls Road North. There are several doctors and dentists in Wisbech, and hospitals in both Wisbech and King's Lynn. King's Lynn itself is around twelve miles to the east and also offers a mainline rail station with regular services to Cambridge and London, and a broad range of shops. The beautiful North Norfolk coast, with its wide sandy beaches and nature reserves, is within forty minutes' drive. For commuters, the A47 provides direct routes to Norwich and Peterborough. The nearest train station is to be found in Watlington at just under nine miles.

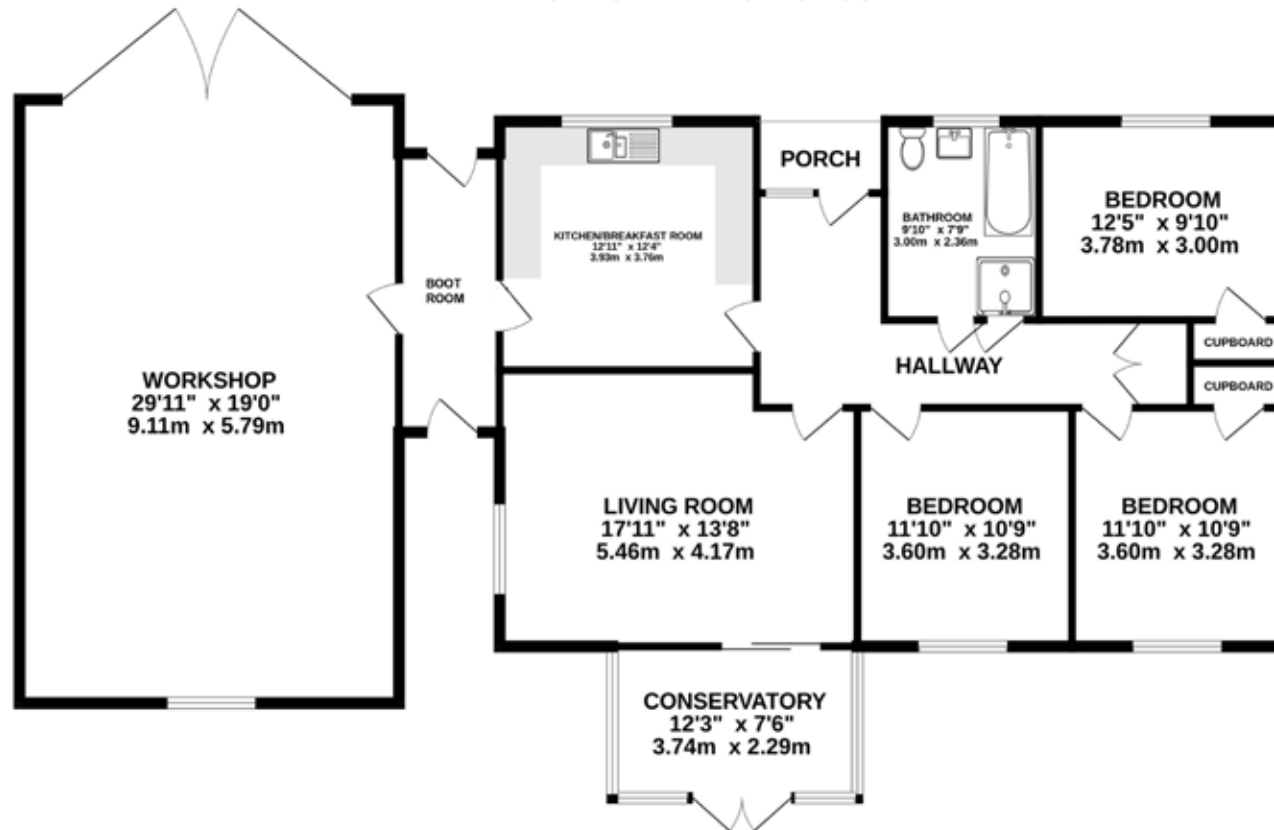
Directions

From the centre of King's Lynn, take the A47 west towards Wisbech. After approximately eleven miles, take the first exit at the roundabout signposted "St Pauls Road (S)" and continue for half a mile. Fenlands will be found on the left, set back from the road and identified by the Fine & Country For Sale sign.

Services, District Council and Tenure

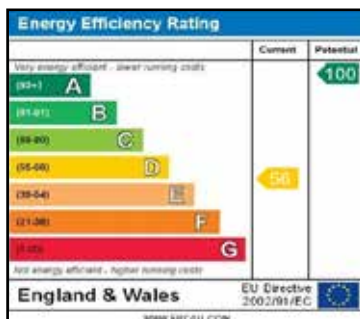
Oil Central Heating, Mains Water, Private Drainage via Septic Tank
Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
Kings Lynn and West Norfolk Borough Council - Council Tax Band C
Freehold

GROUND FLOOR 1756 sq.ft. (163.1 sq.m.) approx.



TOTAL FLOOR AREA : 1756 sq.ft. (163.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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FINE & COUNTRY

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