



Oakhill  
33 West Winch Road | West Winch | Norfolk | PE33 0NQ



# MORE THAN MEETS THE EYE



Set back from the road behind a gated entrance and approached over a shingled drive, this detached bungalow with annexe, stables and a log cabin provides a rare combination of privacy and versatility. It also stands in beautifully landscaped grounds which extend to around 1.5 acres.







# KEY FEATURES

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- A Detached Bungalow with Large Annexe and Equestrian Facilities in the Village of West Winch
- Three Bedrooms and Modern Family Bathroom
- Spacious Triple Aspect Living Room
- Fully Fitted Kitchen/Diner with Adjoining Conservatory
- Annexe with Entrance Hall, Kitchen and WC - currently used as a Nursery but ideal for Office or Extra Accommodation
- Wonderful 1.5 acre Plot (stms) with Paddock, Fruit Trees, and Treehouse backing onto Open Fields
- Log Cabin with Log Burner, Pond and an Orchard
- Two Timber-Clad Stables, Garage and Large Shed
- Gated Entrance and Ample Parking on Shingled Driveway
- The Accommodation extends to 2,219sq.ft
- Energy Rating: B

With its oversize plot offering so much potential, this property is a unique opportunity for extensive family accommodation with a detached annexe for multigenerational living, or for a home business or equestrian pursuits, in a thriving West Norfolk village.

## So Much to Offer

"When we first bought this property, we were attracted by the amount of land it stood on, and we saw an opportunity to turn our vision into reality," the owners explained. "We were also attracted by how close it was to both the village and to other amenities." Built in August 1949, this property stands out for its non-traditional bungalow design, as confirmed by original house plans. Over the decades, it has evolved from a simple home on flat, open land to a richly planted and thoughtfully developed family residence.

## Improvements

The owners have made substantial enhancements throughout their tenure, and the property's history is reflected in its mature trees, established gardens and the sense of continuity that comes from long-term stewardship and vision. "We improved the windows to be triple glazed windows and installed a wood burner instead of a gas burner as we felt it brought a sense of calmness, as well as a cosy feel to the living room," they said. The log cabin with a log burning stove was constructed by the owners as a flexible space for family gatherings or quiet relaxation, and the annexe was fitted out with a kitchen and WC to support a nursery business but could easily serve as an office or self-contained accommodation. The grounds have been transformed with extensive tree and bush planting, new landscaping, and the creation of features such as the secret garden, pond with waterfall and vegetable beds.







# KEY FEATURES

## Brimming with Potential

"What makes this property so unique is the potential it brings for other families," the present owners pointed out. "Whether that might be using the stables to keep horses and the land to ride on, or even to carry on with the business created in the annexe, this property has many different options as to its use. Families with grandparents can always just convert the annexe into a granny house for them, without it requiring any major further work. With the size of the plot and the variety of outbuildings on it, there is so much scope for the next owners."

## Favourite Spaces

The living room is a particular favourite, described by the owners as "Always light, due to its big windows, and with the wood burner, it brings a cosy feel to this room. It can easily fit a family of five so everyone can enjoy this space together. That is what has made this room a little special compared to the rest, as we valued family time in this house." As the owners pointed out, many of the rooms are duplex making them light and airy. Another favourite is the log cabin which, with its wood burner and private garden overlooking the pond, is a much-loved retreat for family gatherings or moments of peace. The field at the rear, dotted with fruit trees and home to a treehouse, has been the setting for countless family adventures and wildlife spotting.

## The Grounds

The grounds are a true highlight, offering a blend of formal landscaping, productive orchard, and wild play space. The property is approached through a gated entrance and over a shingled drive which leads to spacious parking and turning areas both in front of and behind the house. The garden comprises a secret garden, a pond with a waterfall and a stepping stone path leading to the stables and garage. The field at the rear is planted with a variety of fruit trees – gooseberries, blackberries, plums, apples, pears, cherries, currants and blueberries – while an oak tree in the far corner supports a treehouse with views over the land and visiting wildlife. There is also a large shed which is perfect to store a mini tractor or gardening tools. The middle garden is always green and in bloom, while the area around the pond is perfect for relaxation. The stables, currently used for storage, and the adjacent play area with vegetable beds and a mud kitchen, offer further flexibility for families or those with equestrian interests.

## On Leaving

Reflecting on their time at the property, the owners said, "We will miss very much the transformation that this property has undergone to make this a perfect place to live for us. From the house, the annexe and the log cabin to the garden areas such as the secret garden, the pond and the big field, all of this has been such an amazing space for all our family to use. We have made so many different memories here and hopefully for the new owners, they will create some great memories as well."





































## The Nursery

























# INFORMATION

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## On The Doorstep

West Winch is a popular village just south of King's Lynn, offering a strong sense of community and excellent amenities. The village is home to West Winch Primary School (just five minutes away), with the nearest high school is only ten to fifteen minutes away, and a local pub, village hall, and various shops and services. "Major supermarkets and shops such as Sainsbury's, Tesco, Curry's, B&Q and Next only being located a few minutes away, it makes shopping quite easy for us," the owners said, referring to the facilities found in King's Lynn which also include a cinema, swimming pool and park, all only a few minutes' drive away. The area is well-served by regular bus routes to King's Lynn, Norwich, Hunstanton, and beyond, and there are plenty of countryside walks and cycle routes nearby.

## How Far Is It To?

The property is exceptionally well located for both local amenities and wider travel. King's Lynn with its mainline rail station with regular services to Cambridge and London Kings Cross is just ten minutes away by car. The Sandringham Estate is a fifteen-minute drive, while the beaches on the celebrated North Norfolk coastline at Hunstanton can be reached in about twenty minutes. Norwich Airport is under an hour away, making this a convenient base for both work and leisure.

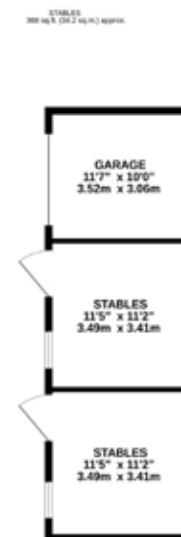
## Directions

From the centre of King's Lynn, head south on London Road/A148. At the Southgates roundabout, take the second exit signposted (A47) into Hardwick Road, and continue on to the A149 to the Hardwick roundabout. There, take the A10 signposted Downham Market and continue onto West Winch Road where the property will be found on the left identified by a Fine & Country For Sale board.

## Services, District Council and Tenure

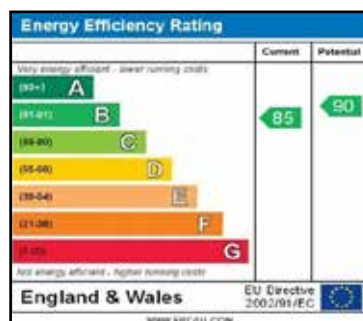
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Broadband Available - please see [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)  
Mobile Phone Reception - varies depending on network provider  
Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)  
Kings Lynn & West Norfolk Borough Council - Council Tax Band D  
Freehold





TOTAL FLOOR AREA : 2219 sq.ft. (206.1 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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