



Fieldview
42 Watlington Road | Runcton Holme | Norfolk | PE33 0EJ

FINE & COUNTRY

FIELD OF DREAMS



With a setting on the edge of a sought-after West Norfolk village, this beautifully maintained detached house offers it all. A spacious and light-filled interior, thoughtfully landscaped gardens and spectacular views across open farmland.

With a blend of privacy, modern comforts and a peaceful rural setting, this modern family home is within easy reach of King's Lynn, Downham Market and mainline rail links.



KEY FEATURES

- A Detached Modern Property with Farmland Views in the Village of Runceton Holme
- Four Double Bedrooms (Two with En-Suites) and a Family Bathroom
- Very Generous Open Plan Kitchen/Dining Room
- Living Room with Patio Doors to the Garden, Snug with Wood Burner
- Large Entrance Hall with Ground Floor WC
- Private, Enclosed Garden and Large Patio
- Double Garage currently used as a Utility Room/Gym
- Shingled Driveway with Off Street Parking
- The Accommodation extends to 2,112sq.ft
- Energy Rating: EXPIRED

The present owners purchased the property in October 2020, and when asked what first attracted them to it, they replied, "It was a charming property, with a fantastic outlook – which was one feature I was very particular about; that it wouldn't be overlooked from the rear, side or front." The orientation of the property means that the sun sets directly at the front giving a front row seat for something the county is renowned for, the most fantastic skies and views every evening. "I will definitely miss this when I move," the owners said.

Ticking All The Boxes

"And the property was well kept, the garden was a decent size and incredibly characterful with a wide variety of bushes, bamboo, shrubs and trees. This has been a lovely place to spend evenings in the summer, well sheltered from wind, but it still gets plenty of sunlight. Inside, the house was very well laid out," the owners said, discussing the four bedrooms on the first floor. And there will be no queuing to get ready in the mornings as two of the bedrooms have their own en suite bathrooms, with a large family bathroom also to hand. Storage space isn't a problem either as three bedrooms have built-in double cupboards, and then there's a spacious loft space which can be utilised.

Improvement and Refinements

During their time there, the current owners have invested significantly to modernise and enhance the property. One of their first projects was to create a much larger, lighter and more sociable living space. "Downstairs was a bit 'roomy' when we first moved in, but we knocked through between the dining room and the lounge which really opened up the whole downstairs and turned it into a much larger living space. This has made it far lighter and spacious inside," they explained. "With the lack of a utility room when we first moved in, we converted the garage into a big space that integrated with the house. This has been one of the best things we did to the house, creating a lot more space, a lovely utility area, all custom built for the room, and we boxed off the boiler into its own cupboard and also created a home gym/games area. This has been a fantastic part of the house that we couldn't have lived without."





KEY FEATURES

"When we first moved in, the ensuites and main bathrooms upstairs were dated and carpeted," the owners explained, and they were all subsequently fully refitted with new tiling, basins, toilets, baths and showers. The flooring in the lounge was replaced with high-quality wood-effect LVT, and lighting was updated throughout the ground floor and converted garage with new spotlights. Improvements were carried out by a competent local contractor, with a full structural engineer's survey completed for the changes. "Overall, we have modernised the property, putting in a good amount of money to bring it up to date, and making it more practical for everyday life and entertaining friends," the owners said, summarising their changes to the property.

Favourite Spaces

The owners have enjoyed different parts of the house at various times, but the open-plan kitchen has been a particular highlight, providing a central hub for cooking and gathering. "The open lounge, living and dining space has been brilliant as this is where we spend our evenings and entertain our friends and family," the owners said, while the converted garage/gym area has proved invaluable. "It has been a great space to use, and also for a lot of storage of toys and games etc. which helps keep the rest of the house tidy and uncluttered." Upstairs, the four double bedrooms – two with en suites and three with built-in wardrobes – has offered excellent family accommodation and flexibility for guests or home working.

A Solid, Well-Built Home

Fieldview itself was constructed in 2008 as part of a small, well-spaced development on the southern edge of the village, and was built to a high standard with traditional brickwork, UPVC sash windows and an American white oak staircase. The owners commented, "The house is a solid, well-built house of traditional construction. Steel downpipes for the guttering show that the house was built to a high standard. All facilities are in very good order and there is nothing that a potential buyer needs to be concerned about."

The Outside

The gardens at Fieldview are a true asset, offering a blend of mature trees, bamboo, shrubs and well-tended borders that create a sheltered and calming environment. The rear garden is private and not overlooked, with a large patio area perfect for summer entertaining, barbecues and evenings spent watching the spectacular sunsets. "The back garden is very nice with plenty of different trees, bushes, bamboo and shrubs. These have all been well kept over the years to ensure they aren't overgrown or untidy. Overall, it's a really nice calming garden which is well sheltered and gets plenty of sunlight," the owners said. The front garden and driveway are equally spacious and characterful, with plenty of parking and attractive planting. The property's position ensures open views at both the front and rear, and the name of house is very apt for this particular attribute.

























INFORMATION



On The Doorstep

Runton Holme is a welcoming village surrounded by open countryside and well connected to two larger towns, but far enough away to be in the countryside. "To the north, you are 15 minutes from the Hardwick Roundabout which is where there are a lot of eating places, supermarkets and fun activities," the owners said. The village of Runton Holme itself offers a parish hall and a local pub, and a primary school and park very close by. "In the other direction is Watlington primary school which has great reviews and teaches children up to year six. There are plenty of local field walks which are lovely in the summer." Also, for leisure activities, Woodlakes Park is just a few minutes away and offers a variety of eating places and outdoor activities. There are further amenities available in nearby Watlington and Stow Bardolph, including shops, farm stores, and popular dining options. "And there are a number of great golf courses nearby, Middleton, Ryston and Denver to name a few."

How Far Is It To?

Watlington Station is approximately 5 minutes away, providing regular trains to Ely, Cambridge and London Kings Cross, making the location an ideal base for commuters. "I use this multiple times a week and it is very useful and well connected for commuting," the owners said. Downham Market, just 5 miles away, offers supermarkets, independent shops as well as a mainline rail station. King's Lynn, with its historic centre and a wide variety of shops, is about 8 miles to the north. The North Norfolk coast, including Hunstanton and the Sandringham Estate, can be reached in around 40 minutes. The cathedral city of Norwich is just under an hour away and, in addition to a range of shops and supermarkets, offers an airport with international destinations via Schiphol airport.

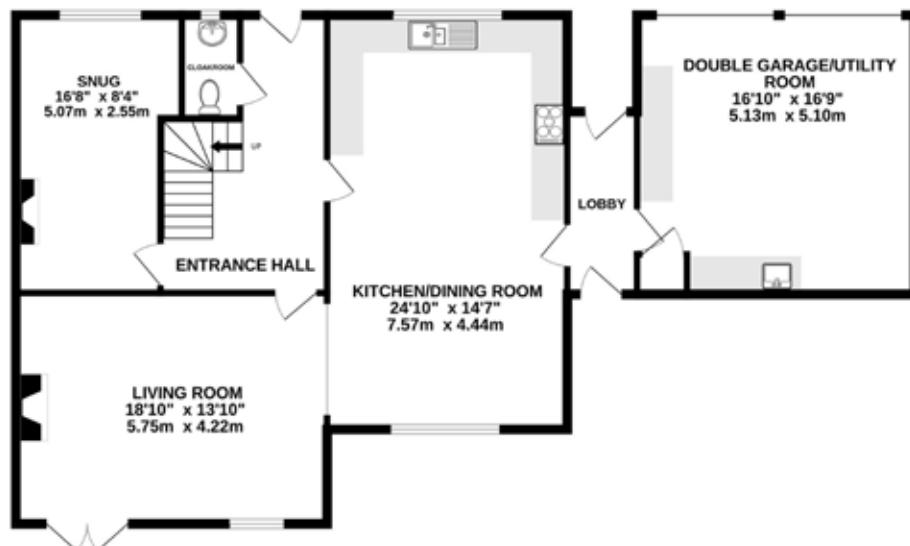
Directions

From the centre of King's Lynn, take the A10 south towards Downham Market for approximately 5 miles. Turn right at the signpost to Thieves Bridge Road and after nearly two miles at its culmination, turn left into Downham Road, which later becomes Watlington Road. The property is located on the left as identified by the Fine & Country For Sale board.

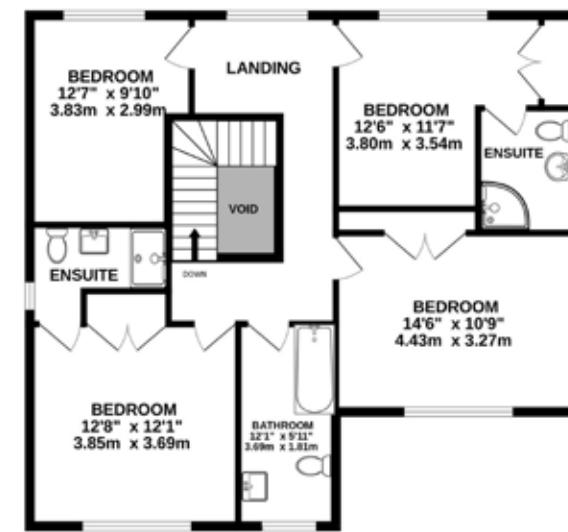
Services, District Council and Tenure

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Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
Kings Lynn & West Norfolk Borough Council - Council Tax Band E
Freehold

GROUND FLOOR
1254 sq.ft. (116.5 sq.m.) approx.



1ST FLOOR
858 sq.ft. (79.7 sq.m.) approx.



TOTAL FLOOR AREA : 2112 sq.ft. (196.2 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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