



Rosalie Farm  
Lynn Road | Walsoken | Norfolk | PE14 7DA



# FIELDS OF PROMISE



Set within 12 acres of countryside and offering extensive accommodation, land and outbuildings, Rosalie Farm presents a remarkable opportunity for anyone seeking flexible rural living with major development or investment potential in a peaceful yet well-connected Fenland location.

It comprises of the main house – a detached and spacious family residence – together with two substantial building plots, each with full planning permission for a significant new home to be constructed on it.

With a range of large outbuildings and barns, the main property enjoys open views from all sides, offering rare privacy and scope for a variety of uses.





# KEY FEATURES

- A Substantial Detached Family Home with Spacious Living Accommodation in Walsoken
- Four Double Bedrooms and Two Bath/Shower Rooms
- Principal Bedroom benefits from an En-Suite and a Walk-In Wardrobe
- Kitchen/Dining Room with Underfloor Heating & Direct Garden Access
- Separate Utility Room and Ground Floor WC
- Triple Aspect Living Room with Wood Burner and a Family Room
- Multiple Brick-Built Outbuildings including Three Barns & Two Stables
- Approximately 12 acres of Private Land with Established Gardens, Wildlife and Large Lawned Area
- Terraced Area for Effortless Indoor-Outdoor Entertaining
- Two Plots with Full Planning Permission for Additional Homes (Refs: 22/00829/F & 23/00342/F)
- Village Location Close to Shops, Farm Shop/Restaurants and Schools
- Outstanding Privacy, Surrounded by Fields to Rear and Both Sides
- The Accommodation extends to 2,068sq.ft (Main House)
- The Outbuildings extend to 3,696sq.ft
- Energy Rating: C

This is a rare and outstanding opportunity: the ability to enjoy a ready-made and beautifully presented family home with the requisite planning permissions to create two distinctive new residences, each with generous land and rural privacy. Whether the aim is multigenerational living, investment or developing a private estate, the flexibility and value offered by this combined package are exceptional – opening the door to a host of lifestyle opportunities and future possibilities rarely found together in such a well-connected rural setting.

## A Blank Canvas

The property was built around 2013 and a lot of care and attention was given back then from the owner's sons' to assist their mother's thoughts and wishes in the design of her new house. No major improvements have been undertaken since, ensuring the property remains a blank canvas for the next chapter in its story. Rosalie Farm has long been part of the local agricultural landscape. The house and its substantial barns provide traditional rural character, complemented by the refined finish of the modern main residence.

## So Much To Offer

The property's greatest strengths arise from its scale, privacy, and versatility. "The large open plan living room is conveniently located next to the kitchen and also benefits French doors to walk straight out into the garden," the owners explained, discussing a space which has been a hub for gatherings and quiet evenings alike. "With us being fortunate in having both a large kitchen/diner and living room, this has been great to enjoy many a get-together at holidays and special occasions," they recalled. Indoors and out, the atmosphere is light, calm and highly adaptable for a variety of family uses.







# KEY FEATURES

---

## Favourite Spaces

"We especially enjoy cosy nights in front of the log burner in the living room," the owners said, highlighting that it is both conveniently located next to the kitchen and also provides a seamless flow out onto the rear patio and garden – perfect for hosting guests, relaxing with a book or watching visiting wildlife. And there is no doubt that the kitchen/dining area with its generous dimensions, underfloor heating and a fully fitted kitchen and a range style oven, is the hub of the house, easily accommodating celebrations, everyday meals and casual entertaining. Every space within the house is arranged to maximise the sense of openness and connection to the land.

## The Grounds

The property's 12 acres include lawns, patios, arable meadows, diverse wildlife habitats and major outbuildings comprising four brick-built outbuildings (including two particularly large barns, one measuring approximately 46'7" x 32'9"). Nights and early mornings are regularly visited by foxes, rabbits, pheasants, deer, kingfishers, wagtails and numerous other types of bird. With fields to the rear and both sides, the privacy and sense of space is rarely matched locally. The extensive outbuildings present numerous opportunities for equestrian, farming, storage or conversion. You can take your pick!

## Building Plot 1 – Planning Reference: 22/00829/F

Full planning permission has been granted for a "stunning 4-bedroom barn-style home" to replace an existing barn. The proposed new build stands on a generous plot of about 1.5 acres and is designed for contemporary country living with light-filled, open-plan spaces, two bathrooms and seamless integration with the outdoors.

## Building Plot 2 – Planning Reference: 23/00342/F

This part of the site comprises the approved conversion and extension (via a new link) of two existing agricultural barns into a substantial single four-bedroom dwelling. With a total plot size of approximately 5.5 acres, this planning consent allows for the creation of a striking residence blending traditional barn architecture with modern amenities. The extensive land further expands the scope for hobby farming, leisure or additional landscaping.

## On Leaving

"We'll mostly miss the privacy, open space within the house, and outside space," noted the owners. For them, the defining feature has been the rare ability "to be surrounded by fields on both sides and to the rear of the property that come with the house, enabling privacy".













































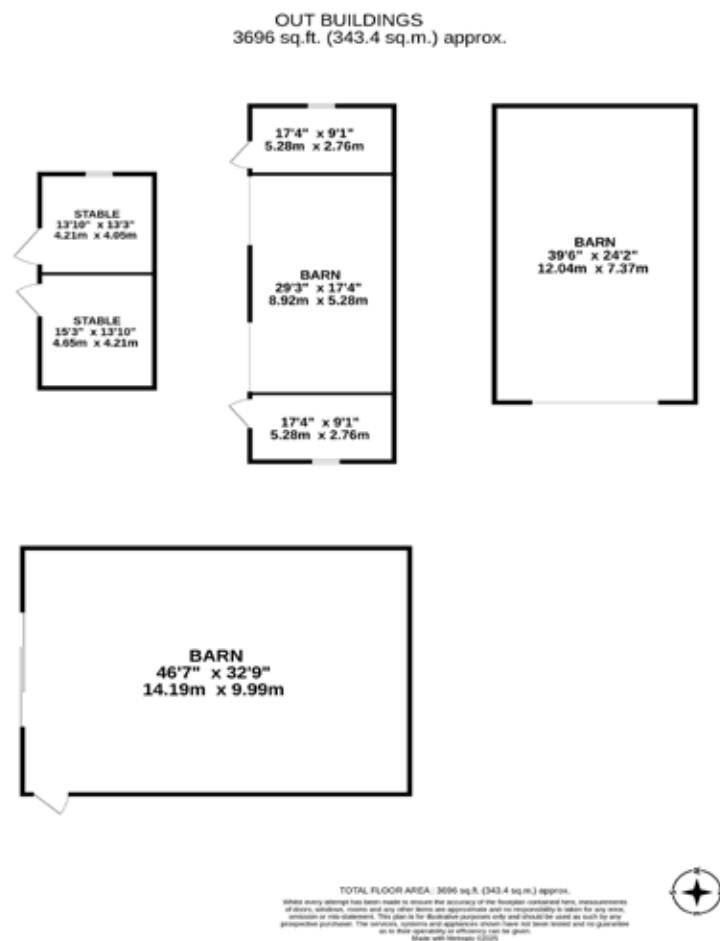








# INFORMATION



## On The Doorstep

"We always enjoy our dog walks in the nearby orchards," the owners said. "And the location is so convenient; we have a farm shop and restaurant, a pet store and a butchers, all just a two-minute walk from us." In addition to this, there are several other farm shops nearby, including Worzals less than half a mile in one direction, and in the opposite direction, another farm shop offering fresh fruit and vegetables. Walsoken's story is deeply tied to its proximity to the market town of Wisbech, approximately about a mile and a half to the south. In the twentieth century, parts of Walsoken began to merge almost seamlessly with Wisbech as the town expanded eastwards, effectively making the village a suburb of Wisbech. This integration brought modern amenities closer to Walsoken's residents, who can now easily avail themselves of Wisbech's broader shopping, educational and healthcare facilities. In Walsoken itself, a range of amenities can be found, including a garden centre, a local pub (The Highwayman), fish and chip shop with takeaway, wood merchants, saddlery and more. There are also nearby nursery, primary and secondary schools (the property is within the catchment area for Marshland High School in West Walton), as well as a post office, a Boots pharmacy, hairdressers, additional butchers, takeaways, laundrette and two convenience stores. But perhaps the most attractive aspect for denizens of Walsoken is they can enjoy a quiet environment while being such a short distance from Wisbech's bustling market town atmosphere, giving them the advantage of modern civic life so close to hand when they need it.

## How Far Is It To?

With a regular bus service if you don't feel like driving, the property is less than 3 miles to the centre of Wisbech which has a larger variety of shops, supermarkets and medical services. King's Lynn is around 11.5 miles to the east, offering a mainline rail station with direct trains to Cambridge and London, and a broad range of retail and cultural amenities. Hunstanton on the North Norfolk coast is approximately 26.5 miles away for day trips and holidays. March station at 12.5 miles distant connects directly to Ely, Cambridge and Peterborough, while the A47 provides straightforward routes to Norwich and Peterborough.

## Directions

From the centre of King's Lynn, leave via the A47 and follow signs for Wisbech. Continue on the A47 eastbound for approximately 13.5 miles. Turn right into Lynn Road (B198) at the roundabout signposted towards Walton Highway and Walsoken. Continue through the village, where Rosalie Farm will be found set back from the road, as identified by the Fine & Country For Sale Board

## Services, District Council and Tenure

Oil Central Heating - Underfloor Heating to Kitchen/Diner, Mains Water

Private Drainage via Treatment Plant

Broadband Available - please see [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)

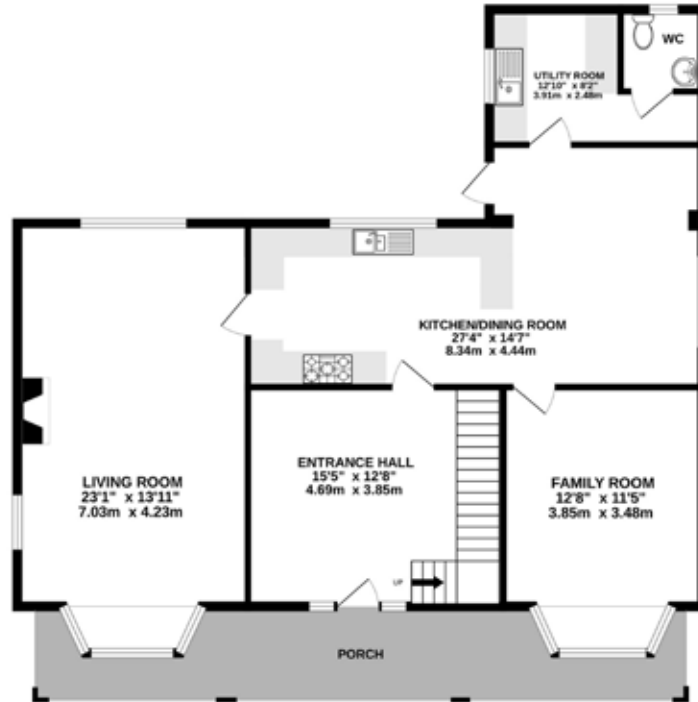
Mobile Phone Reception - varies depending on network provider - Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

King's Lynn and West Norfolk Borough Council - Council Tax Band E

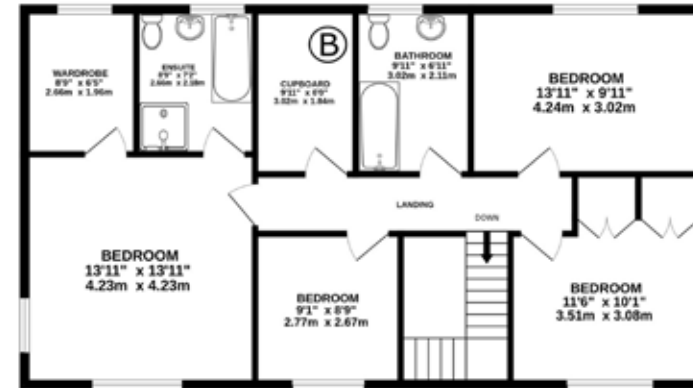
Freehold



GROUND FLOOR  
1146 sq.ft. (106.5 sq.m.) approx.

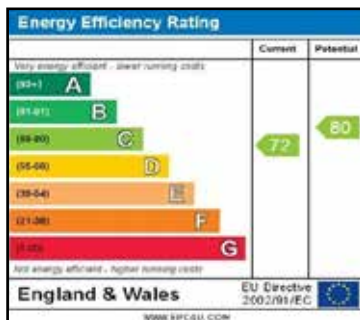


1ST FLOOR  
922 sq.ft. (85.6 sq.m.) approx.



TOTAL FLOOR AREA : 2068 sq.ft. (192.1 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.  
Made with Metropix ©2025



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.









# 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](https://fineandcountry.com/uk/foundation)



follow Fine & Country Fakenham  
on



Fine & Country Fakenham  
1 Bridge Street, Fakenham, NR21 9AG  
01328 854190 | fakenham@fineandcountry.com

