



THE STORY OF

Olive Drove Barn

Walpole Highway, Norfolk

SOWERBYS



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Olive Drove Barn

Mill Road, Walpole Highway
PE14 7QW



Barn Conversion and Separate Guest House

Three Reception Rooms

Three Bedroom Barn and One Bedroom Guest House

Bathroom and En-Suite to the Main Barn
and En-Suite to The Piggeries

Electric Wrought Iron Gates

Inglenook Style Fireplace

Private and Secluded Garden

42ft Long Kitchen/Diner/Sitting Room

Tranquil Setting with Superb Field Views

Double Carport and Double Garage



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“The area near the summerhouse is one of our favourite spots...”

A former cow shed and cart store transformed into a superb barn conversion that meets the demands of modern day living. Positioned on grounds of almost 2 acres (STMS) there is ample room to cater for larger families or those that need to work from home.

Olive Drove Barn and The Piggeries welcome you through electric gates,

down a long drive to a nicely tucked away location. The inviting open internal space and mature gardens make this property a very unique proposition, the current owners refer to it as their safe-heaven.

With a sense of security and privacy, Olive Drove Barn is imposing and offers a sense of robustness, certainly built to stand for generations to come.





The hub of this superb barn conversion has to be the open plan kitchen/diner/sitting room. With a large kitchen island, vaulted ceilings and twin bi-fold doors that open to the outside patio area, it creates not only the perfect place to dine alfresco but is great for entertaining friends and families - at 42ft long this extraordinary space truly offers the wow factor.

The neighbouring reception room is equally as impressive. Dual aspect windows allow this area to be flooded with natural light whilst the inglenook

“The sunrise viewed from the main bedroom is beautiful...”

fire place creates a sense of comfort. One can imagine cosy nights in sitting around the roaring fire. There is also a separate reception room, offering a versatile option, used as a study or further sitting room.

Ascending upstairs, the principal bedroom stands out for all the right reasons. The vaulted ceiling and exposed beams - the synergy between exposed brick and render and an attractive Juliet balcony that gives view to stunning sunrises.





The Piggeries is the ideal guest house. If you are looking for multi-generational living or considering running your own business this addition to Olive Drove Barn is hugely beneficial. The same attention to detail is present here too – vaulted ceilings, exposed beams, log burner and air conditioning units – will make anyone’s stay here extremely comfortable.

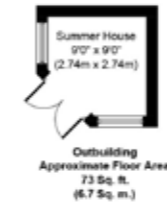
If peace, quiet and privacy is what you are looking for, Olive Drive Barn will deliver on that and more.



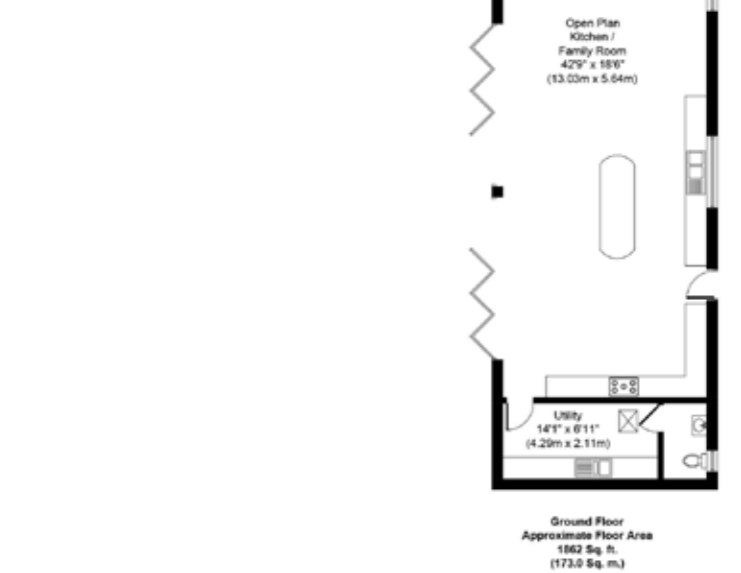
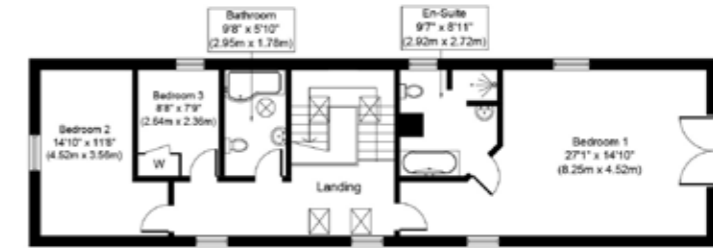
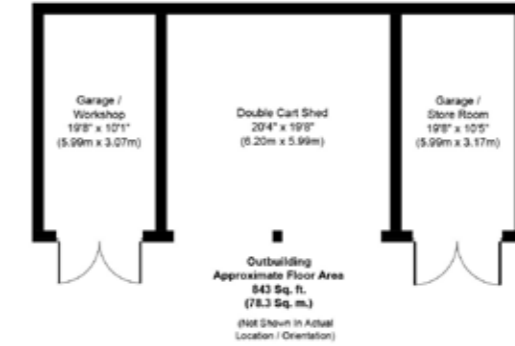




“We’ve loved the peace and quietness, the privacy and space...”



Outbuilding
Approximate Floor Area
73 Sq. ft.
(6.7 Sq. m.)



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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ALL THE REASONS

Walpole Highway

IN NORFOLK
IS THE PLACE TO CALL HOME



Walpole Highway is located half way between King's Lynn and Wisbech. It has easy access to

Peterborough, Downham Market and the coast. There is an excellent primary school and a village post office/shop.

The village of Walpole St Peter is approximately two miles away and has a magnificent church, St Peter, 'The Cathedral of the Fens'. It has been described as 'probably one of the finest parish churches in England' and it hosts the famous annual flower festival. The village also has a roller skating rink.

King's Lynn is approximately five miles to the west and has a very wide selection of shops,

out of town superstores and supermarkets together with schools, the Queen Elizabeth Hospital, cinemas and sports facilities.

With Cambridge, Peterborough and Norwich all within an hour's drive and a direct rail line into London King's Cross arriving in the capital in just 1 hour 40 minutes, King's Lynn continues to attract a growing number of professionals seeking an easy commuter route. It's easy to see the appeal of this central location with a clutch of high street retailers and independent restaurants in the town's Vancouver Centre. The Majestic Cinema and King's Lynn Alive Corn Exchange are the place to catch a film or show, or check out what's on at St George's Guildhall, the UK's largest surviving medieval guildhall, today a vibrant arts centre.



Note from the Vendor



"Since we've been here the garden has matured beautifully."

THE VENDOR



SERVICES CONNECTED

Mains electricity and water. Drainage to treatment plant. Air source central heating with underfloor heating to ground level in main house. The Piggeries (the annexe/guest house) has a log burner plus two air conditioning units.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

C. Ref:- 2090-0961-0932-3201-3023

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

AGENT'S NOTE

The garden needs to be stock fenced at all times. There is a well in the garden which has been concreted over and is covered with soil and grass.

SOWERBYS



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