



THE STORY OF

# Walnut Tree Cottage

*Fritcham, Norfolk*

SOWERBYS



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# Walnut Tree Cottage

Flitcham, Norfolk  
PE31 6BS

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Picturesque Countryside Setting

Proximity to Royal Sandringham Estate

Luxurious Kitchen and Dining Area

Inviting Sitting Room with Fireplace

Secluded Study

Beautifully Maintained Garden

Principal Bedroom with Private En-Suite

Additional Bedrooms and Modern Shower Room

Generously Sized Driveway with  
Ample Space for Parking

Large Garage/Workshop and Storage Outbuilding

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Nestled in the picturesque countryside village of Flitcham, Walnut Tree Cottage offers an enchanting escape, blending luxury, warmth, and the tranquil charm of rural living. Situated just a stone's throw from the iconic Royal Sandringham Estate, the cottage not only provides a peaceful haven but also connects you to the rich history and stunning landscapes that define this prestigious area.

As you step inside, the welcoming kitchen and dining room invite you to prepare wholesome meals with locally sourced fresh ingredients. The open layout creates an ideal space for social gatherings or cosy family dinners, fostering an atmosphere of warmth and connection. Adjacent, the inviting sitting room beckons you to unwind—whether with a book by the crackling fireplace or gathering with loved ones. The ambiance is one of pure serenity, a sanctuary from the outside world.

For those seeking a quiet space to focus, the study offers a secluded retreat, perfect for working from home or indulging in a creative hobby. As you step outside into the beautifully maintained garden, you'll find the connection to nature is always within reach, whether enjoying the fresh country air after a long day or taking a stroll through the nearby Sandringham woodlands. After outdoor adventures, the practical boot room/utility area is perfect for stashing muddy boots and outerwear, keeping the rest of the home neat and tidy.

Upstairs, the principal bedroom offers an oasis of relaxation. Spacious and elegantly appointed, it comes complete with a large en-suite bathroom featuring a separate bath and shower, adding a touch of luxury to your daily routine. Two additional bedrooms provide ample space for family members or guests, while the sleek, modern shower room ensures everyone's comfort and convenience.



...blending luxury,  
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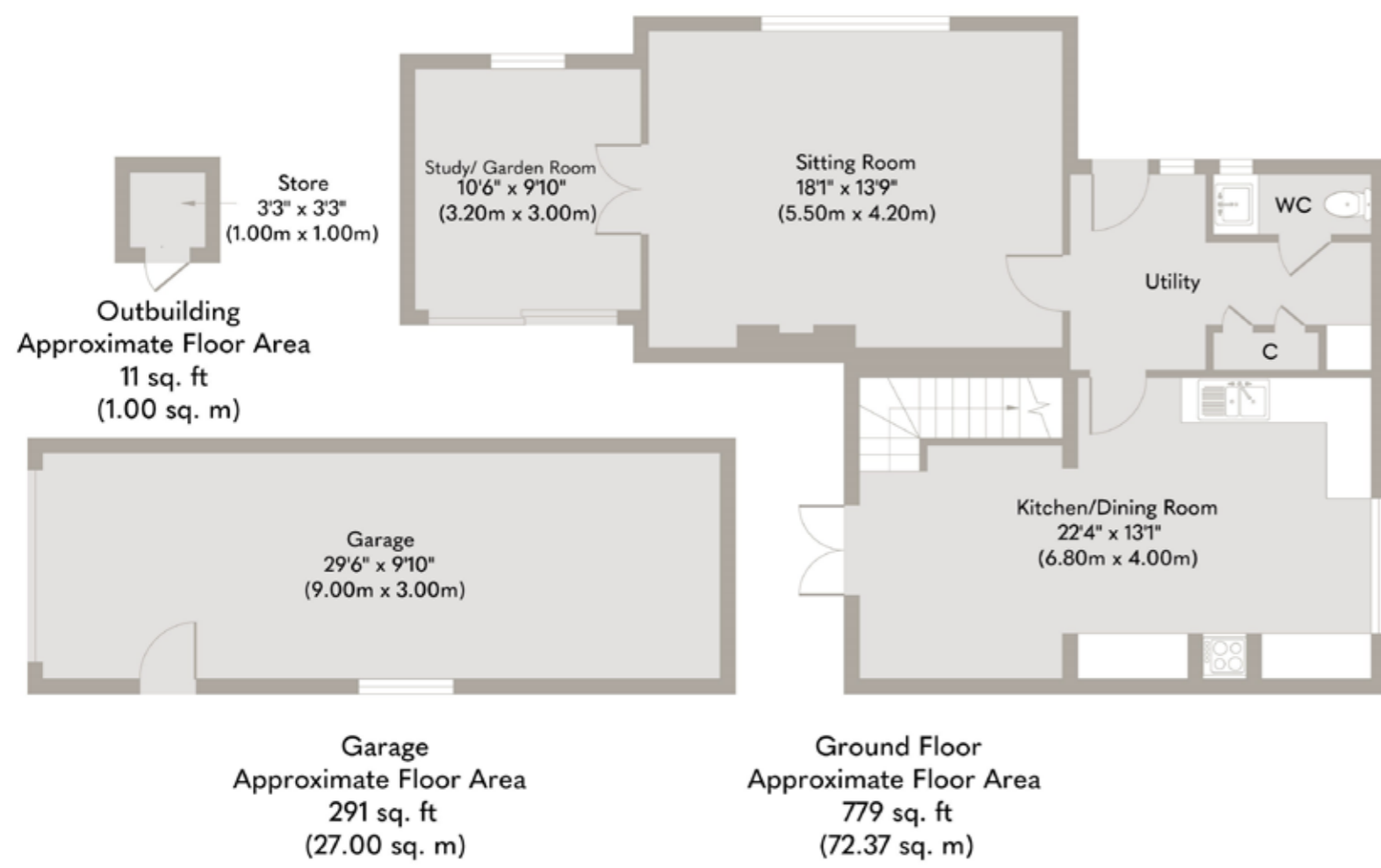


Practical elements have not been overlooked. The property includes a large garage/workshop and an additional outbuilding, providing plenty of storage space and flexibility for embracing the joys of countryside living. The generously sized driveway can accommodate 4-6 cars.



Whether you're a nature enthusiast, a lover of history, or simply seeking the peace of village life, Walnut Tree Cottage promises a lifestyle of quiet charm and idyllic living, all just moments from one of the UK's most cherished royal landmarks.





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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# Flitcham

CARRSTONE CHARM NEAR ROYAL SANDRINGHAM ESTATE

A small west Norfolk village, Flitcham is situated 7 miles north east of King's Lynn and straddles the B1153, just to the north of the A148 Fakenham Road at Hillington.

The parish is known as Flitcham cum Appleton - although the latter now consists of a farm and a few cottages, whilst Appleton church is just a ruin.

Along with the villages of Anmer, West Newton, Wolferton and Shernborne, it forms part of the Royal Sandringham Estate and the original carved village sign was a gift of King George V in 1912.

Flitcham School and many of the cottages are built in the very attractive local "Carrstone". This distinctive brown stone is seen over a relatively small area of west Norfolk only. The village has a strong community with a vibrant community centre and social club housed in the old Bell public house which is also home for various clubs including Good Companions, Keep Fit, meal nights, folk nights and the village darts and dominoes teams. Flitcham has a thriving village school which also runs a mother and toddler group.

Perched on the banks of the River Ouse, King's Lynn has been a centre of trade and industry since the Middle Ages, and its rich history is reflected in the many beautiful buildings which still line the historic quarter.



## SERVICES CONNECTED

Mains water and electricity. Oil fired central heating. Drainage via septic tank.

## COUNCIL TAX

Band C.

## ENERGY EFFICIENCY RATING

D. Ref:- 0370-2099-1110-2894-7711

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.

## LOCATION

What3words: ///washed.carpentry.backdrop

## AGENT'S NOTE

The property is located within a conservation area. The property is subject to a covenant to not use the property otherwise than as a single private dwelling house with the usual offices and outbuildings. This does not prohibit long term rental but the property cannot be used for holiday let purposes. There is access to 28A for the purpose of inspecting, repairing, renewing and replacing electrical cables laid under the land. Full access to use the pipe or drain and septic tank together with the purpose of emptying or repairing the septic tank.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.



# SOWERBYS

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

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