

An aerial photograph of a single-story red brick house with a dark tiled roof. The house features a prominent chimney on the left, a gabled section on the left side, and a central arched entrance. To the right of the entrance is a large window with white frames. The front garden is small and green, bordered by a low wall and several rounded bushes. A paved driveway leads to the left side of the house. In the background, there is a large green field and some trees.

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THE STORY OF

# 3 Hall Road

*Walpole Highway, Norfolk*

SOWERBYS





THE STORY OF

# 3 Hall Road

Walpole Highway, Norfolk  
PE14 7QE

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Spacious Detached Bungalow  
with Excellent Potential

Planning Permission Granted for Extension  
and Loft Conversion, Increasing to Four  
Bedrooms and Four Bath/Shower Rooms in  
a Phased Investment (Ref: 23/00476/F)

Stunning Field Views to Both  
Front and Rear Aspects

Generous Garden

Off-Road Parking and Garage

Great Location between Market Towns  
of King's Lynn and Wisbech

Excellent Renovation Potential  
within Existing Footprint

No Onward Chain

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A charming bungalow with stunning field views and exciting potential.

Perfectly positioned in the sought-after village of Walpole Highway, 3 Hall Road is a delightful detached bungalow offering an abundance of potential.



Enjoying breathtaking open field views to both the front and rear, this home provides a peaceful rural retreat while remaining conveniently located between the bustling market towns of King's Lynn and Wisbech.

The existing accommodation includes a spacious 22ft sitting room, a well-proportioned kitchen, a bright conservatory, a shower room, and two generous double bedrooms. While some updating is required, the property is brimming with possibilities. The rear garden is a wonderful outdoor space, largely laid to lawn and framed by mature trees and shrubs, with a handy garden shed and uninterrupted countryside vistas. To the front, there is a further lawned area and ample off-road parking and an adjoining garage.



What truly sets this property apart is the full planning permission already granted (Ref: 23/00476/F) for a rear and side extension, and loft conversion. This will allow for substantial enhancement and reconfiguration through a phased investment, increasing the accommodation to four bedrooms and four bath/shower rooms. With the potential to transform this home to suit your needs, this is an exciting opportunity to create something truly special in a picturesque village setting.











Front Elevation (NW)  
Scale: 1:100



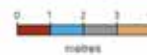
Side Elevation (SW)  
Scale: 1:100



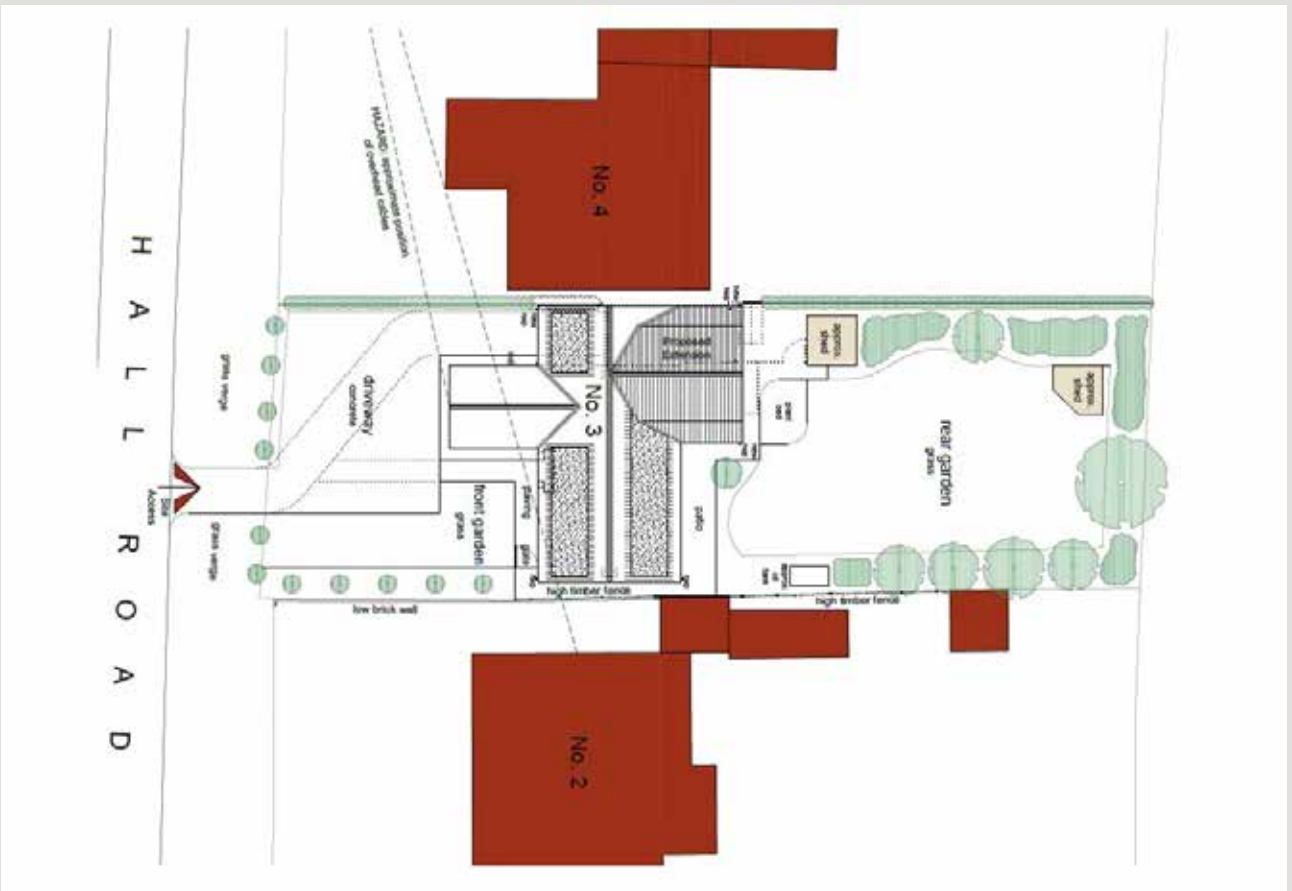
Rear Elevation (SE)  
Scale: 1:100



Side Elevation (NE)  
Scale: 1:100



PROPOSED ELEVATIONS





PROPOSED FLOORPLAN



CURRENT FLOORPLAN



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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# Walpole Highway

A CHARMING, WELL-CONNECTED  
VILLAGE.

Walpole Highway is located halfway 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, just five miles west, is a thriving town with a wealth of amenities, including a diverse selection of shops, supermarkets, and out-of-town superstores. The area is well-served by schools, the Queen Elizabeth Hospital, and a range of leisure facilities, from sports centres to cinemas.

With excellent transport links, King's Lynn continues to attract professionals seeking an easy commute. Cambridge, Peterborough, and Norwich are all within an hour's drive, while the direct rail service to London King's Cross takes just 1 hour 40 minutes, making it a convenient base for those working in the capital.

The town's Vancouver Centre is home to a mix of high-street retailers and independent restaurants, adding to its appeal. Entertainment options include the Majestic Cinema and King's Lynn Alive Corn Exchange, both popular venues for film and live performances. For culture lovers, St George's Guildhall—the UK's largest surviving medieval guildhall—hosts a dynamic programme of arts and events, reflecting the town's rich history and vibrant community spirit.





## Note from Sowerbys



“...stunning field views and exciting potential...”

There are beautiful field views to the front and rear.



### SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating.

### COUNCIL TAX

Band C.

### ENERGY EFFICIENCY RATING

D. Ref:- 0280-3027-1206-4487-4204

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: ///flood.hinted.announced

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# SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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