



THE STORY OF

Olive Drove Barn

Walpole Highway, Norfolk

SOWERBYS



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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/Dining/Sitting Room

Tranquil Setting with Superb Field Views

Double Carport and Double Garage

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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-haven.

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 fireplace 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.

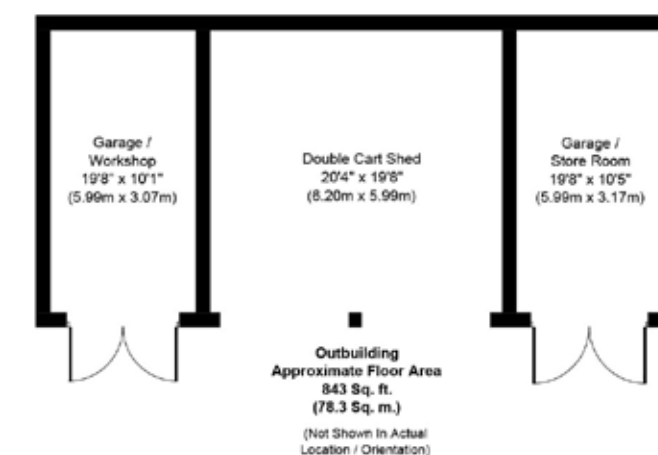
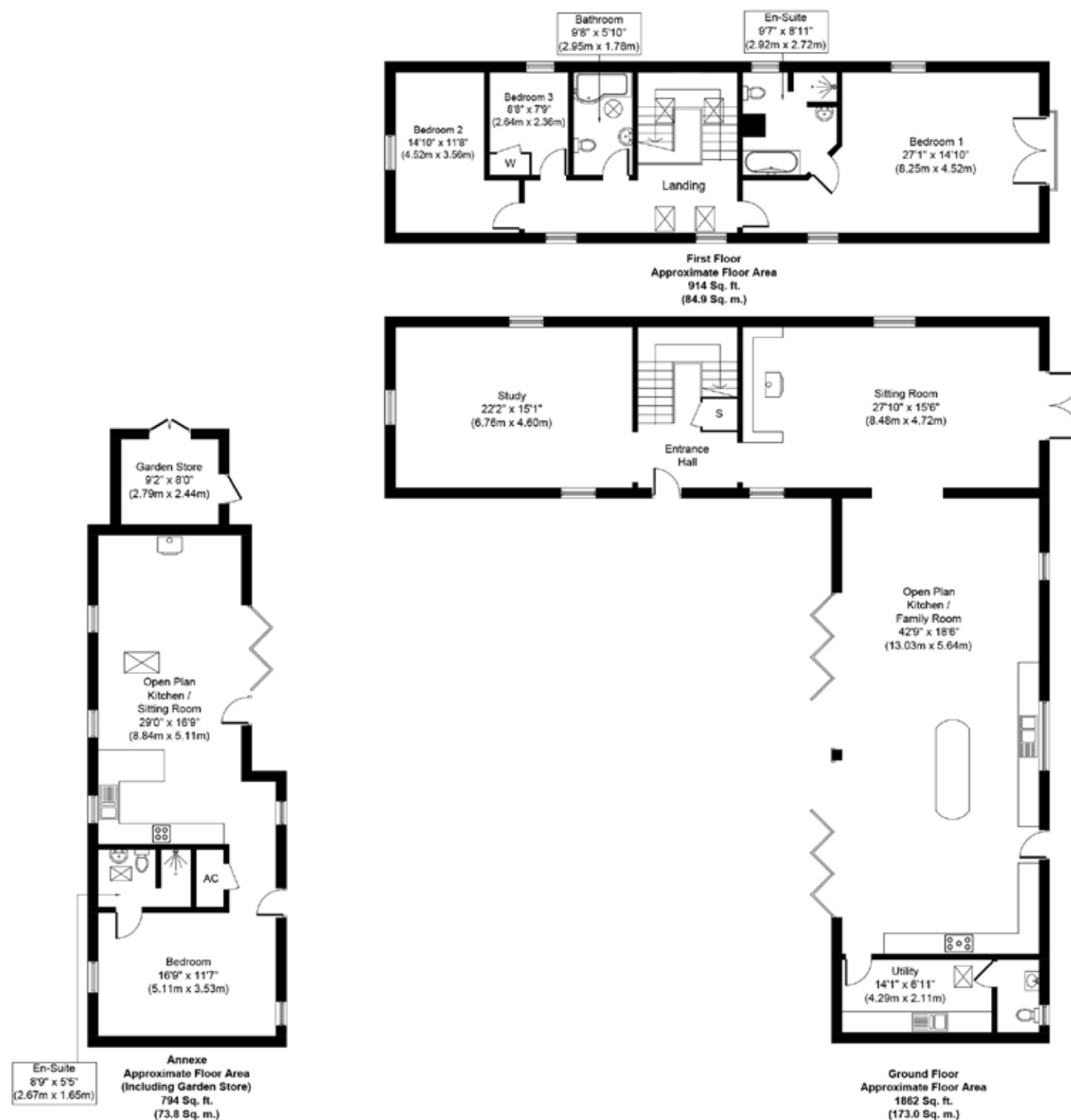
If peace, quiet and privacy is what you are looking for, Olive Drive Barn will deliver on that and more.





Both the house and garden offer wonderful tranquillity.





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 the Vendor



Aerial View of Olive Drove Barn

"We've loved the peace and quietness, the privacy and space..."



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.

LOCATION

What3words: ///blip.bats.spirits

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.

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

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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